



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: March 15, 2012

APPLICANT: 27489 Agoura Road, LLC
26050 Mureau Road, Suite 101
Calabasas, CA 91302

CASE NOS.: 11-SPR-009, 11-OTP-019, & 11-VAR-002

LOCATION: 27489 Agoura Road
(A.P.N. 2064-006-006, 007, 009, 016, 018 & 019)

REQUEST: Request for approval of a Site Plan/Architectural Review to allow the construction of a new 9,658 square-foot, one-story office building and a 20,002 square-foot, two-story medical office building on a partially developed site; a request for an Oak Tree Permit to encroach into the protected zone of 27 oak trees during the construction and remove 9 oak trees for the proposed development; a Variance to reduce the number of parking spaces from 214 to 198 and a request for adoption of an Addendum to an approved Mitigated Negative Declaration and Mitigation Monitoring Program.

ENVIRONMENTAL DETERMINATION: An Addendum to an Approved Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-009; Oak Tree Permit No. 11-OTP-019, and Variance 11-VAR-002 subject to Conditions, based on the findings of the Draft Resolutions.

ZONING DESIGNATION: BP-OR-FC (Business Park - Office/Retail - Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: BP-OR (Business Park - Office/Retail)

I. BACKGROUND AND PROJECT DESCRIPTION

On May 1, 2008, the Planning Commission, on a 4-0 vote (Commissioner Rishoff was absent), approved a request to construct a new 9,658 square-foot, one-story professional office building (Building B), and a 20,202 square-foot, two-story, medical office building (Building C) on a partially developed property located on the northwest corner of Agoura Road and Liberty Canyon Road. The City Council appealed the Planning Commission's decision and after conducting two hearings, the project was revised and approved unanimously by the Council on August 13, 2008. The project entitlements were valid for three years, which included a one-year administrative extension. Therefore, the entitlements expired on August 13, 2011. The request before the Planning Commission at this time is for an approval to renew the applicant's previously approved, but recently expired, project entitlements. The applicant has filed new applications for this request.

The applicant, 27489 Agoura Road LLC, had requested to build both buildings on a 4.8 acre site located at 27489 Agoura Road. The parcel is the last commercially zoned lot at the east end of the City. It is bordered by the 101 Freeway to the north, the Santa Monica Mountain Conservancy owned land to the west, multi-family residential units to the south (Rondell Condominium) across Agoura Road and offices across Liberty Canyon Road to the east. The site can be accessed from both Liberty Canyon Road and Agoura Road. One, 24,540 square-foot office building (Building A), built in 1989, exists on the property at the northwest portion of this site. The two-story building is occupied by professional office uses and is built above a covered, surface level parking lot. The project included repainting this building, replacing the tile roof with standing seam metal roof and adding stone veneer to the columns in the same manner as the new buildings.

This project includes two new office buildings: Buildings B and C. Building B is one floor built over an at-grade parking garage and Building C is a two-story building with surface parking around. All three buildings, including Building A (the existing building), are connected by driveways, stairs and ramps and uninterrupted landscaping in a campus-like layout. Both new buildings are contemporary in design with spans of connected small window modules on all sides, including spans of stone veneer on the narrower elevations, stone veneer clad columns on the wider elevations and a barrel roof with a standing seam metal assembly. The roof has a deep well in its center to house the roof-mounted air-conditioning and heating equipment. The north and south facades tilt outwardly while the east and west facades remain straight buttressed with stone veneer clad two-story tall columns. The buildings are placed adjacent to the right-of-way along the east and south sides of the property and separated by a parking lot. Building B is located on an existing pad at a higher elevation than Building C.

Building A, in contrast, is the existing building built in the 80's which is designed with a conventional rough stucco exterior and Mediterranean tile clad shed roof all around. The building is two-stories above a parking level and lobby access and away from the right-of-way near the freeway corridor. In planning the design of the parking, the applicant worked with and entered into an agreement with the Santa Monica Mountain Conservancy to use one of the open space parcels abutting the western property line for surface parking. The parcel was selected because the parcel abuts publicly owned open space and it is currently occupied

by an abandoned structure and paved area. The structure and asphalt will be removed and replaced with a parking lot with permeable surface to improve water absorption. To the north of the parcel is an unused driveway that will be restored to natural open space to benefit the designated wildlife corridor, also in agreement with the Santa Monica Mountain Conservancy.

The project that was reviewed by the Planning Commission included removing a large, mature oak tree located adjacent to Liberty Canyon Road with significant canopy coverage over the right-of-way. The Public Works Department, per the General Plan Circulation Element, required the west side of Liberty Canyon Road to be widened and the ultimate design of the half-street would result in removal of the oak tree. Many neighbors expressed opposition to the removal of the oak tree. The Planning Commission's decision was heard on appeal to the City Council. The first hearing for the appeal was held on June 11, 2008 at which time the City Council discussed options on how to save the Oak tree, while upgrading the street to acceptable standards and asked the applicant to return with redesign options.

The City Council continued the public hearing to August 13, 2008 and the design solution that was ultimately approved by the City Council included revising several aspects of the site plan to save the Oak tree. This included moving Building B slightly to the north and west; removing a walkway around the building; moving the Liberty Canyon Road driveway serving Building B to the north; adjusting the width of Liberty Canyon Road to the Los Angeles County Fire Department's satisfaction; and connecting Building B's parking lot to the Building C lower parking lot with an interior driveway supported by retaining walls. This design would allow access to all three buildings from both Liberty Canyon and Agoura Road. The City Oak Tree Consultant found the amount of encroachment onto the oak tree was reduced with the redesign to a level in which she felt comfortable in recommending that it be retained.

The addition of the on-site driveway connecting the upper and lower pads while improving interior circulation reduced the minimum required number of parking spaces by 16. The applicant therefore requested a Variance from the on-site parking requirements. At the August 13, 2008 public hearing, the City Council approved the project as revised, including the Variance (Case No. 08-VAR-003). The request before the Planning Commission at this time is to approve the entitlements as approved by the City Council. The Planning Commission and City Council reports, resolutions, exhibits and meeting minutes are attached to this report for reference.

The following is a summary of the development standards relative to this project.

	<u>Existing</u>	<u>Proposed</u>	<u>BP-OR Requirement</u>
1. <u>Lot Area</u>			
Parcel 1:	0.56 ac.		
Parcel 2:	0.89 ac.		
Parcel 3:	0.65 ac.		
Parcel 4:	0.83 ac. (Wildlife Movement Corridor)		
Parcel 5:	0.97 ac.		

	<u>Existing</u>	<u>Proposed</u>	<u>BP-OR Requirement</u>
Parcel 1:	0.28 ac. (ROW Dedication)		
Total:	4.18 ac.	4.18 ac.	2 ac. min
Off-Site Parcel:	0.35 ac. (SMMC Land)		
Total Useable Land:	4.53 ac.	4.53 ac.	2 ac. min.
2.	<u>Building Size</u>		
• Building A (existing):	24,540 sq.ft.	24,540 sq.ft.	N/A
• Building B:	N/A	9,658 sq.ft.	N/A
• Building C:	N/A	<u>20,002 sq.ft.</u>	N/A
Total	24,540 sq.ft	54,200 sq.ft.	N/A
3.	<u>Bldg. Heights</u>		
• Building A (existing):	35 ft.	35 ft.	35 ft. max.
• Building B:	N/A	33 ft.	35 ft. max.
• Building C:	N/A	35 ft.	35 ft. max.
4.	<u>Lot Coverage</u>		
	7.7%	18.3%	40% max.
5.	<u>Bldg. Setbacks</u>		
• Building A (existing):			
Front (South):	N/A	197 ft.	20 ft or height of bldg.
Side (East):	N/A	193 ft.	70 combined, 15 ft.
Side (West):	N/A	70 ft.	70 combined, 15 ft.
Rear (North):	N/A	80 ft.	20 ft or height of bldg.
• Building B:			
Front (South):	N/A	160 ft.	20 ft or height of bldg.
Side (East):	N/A	35 ft.	70 combined, 15 ft.
Side (West):	N/A	320 ft.	70 combined, 15 ft.
Rear (North):	N/A	82 ft.	20 ft of height of bldg.
• Building C:			
Front (South):	N/A	35 ft.	20 ft or height of bldg.
Side (East):	N/A	210 ft.	70 combined, 15 ft.
Side (West):	N/A	90 ft.	70 combined, 15 ft.
Rear (North):	N/A	245 ft.	20 ft or height of bldg.

	<u>Existing</u>	<u>Proposed</u>	<u>BP-OR Requirement</u>
6. <u>Parking</u>			
• Building B:	N/A	29 spaces	32 spaces min.
• Building A (existing):	82 spaces	169 shared	82 spaces min.
• Building C:	N/A	169 shared	100 spaces min.
Total:	N/A	198 spaces¹	214 spaces min.
7. <u>Landscape Coverage</u>			
Overall	N/A	40%	20% min.
8. <u>Oak Trees</u>			
Total:	47	74	N/A

II. STAFF ANALYSIS

The proposed project before the Planning Commission is in keeping with what was reviewed by the City Council as described above. The plans submitted as part of this application show only minor changes to the windows and columns of Building B which had to be made to coincide with the structural design of the building and the new circulation underneath the building, and the building was moved slightly away from the Oak Tree adjacent to Liberty Canyon Road. Two entry doors were added to Building C's north elevation and the window modules on the first floor are wider which simplifies the elevation design.

Minor changes were made to the site with respect to the handicap accessibility between the buildings and to and from the street to the front door of each building in order to comply with the current Building Code accessibility requirements. An important component of this project site is the wildlife corridor easement which is located along the north property line adjacent to the freeway off-ramp and the property. The proposed restoration and improvements to the wildlife movement corridor will not change.

Also, when asked by the City Council to provide alternative building colors to the clay color, the applicant provided two additional colors, a tan color and a mustard-yellow color to be used for all three buildings. The City Council deferred the authority to select the color to the Director of the Planning and Community Development. The applicant is now asking that the tan color be considered for all buildings given the type of professional/medical office tenancy permitted in the new business park and the trends in the building industry. A color photo-simulation of both colors on Building A is attached to this report. The applicant is requesting that the Planning Commission select the tan color. Another option is to defer the selection of an alternative color to the Director of Planning and Community Development.

Regarding the Oak Tree Permit, the City Oak Tree Consultant has conducted a site inspection and has reviewed the original Oak Tree Report, and the original Conditions of Approval, against the new plans and has found the project to be in keeping with the original scope of the approved work. The Oak Tree Report found 47 native and 3 non-native oak trees on the site. The construction of the project would impact 36 of the 47 native oak trees. Nine native oak

¹ The parking requirement was reduced to 198 parking spaces per Variance Case No. 08-VAR-003 approved by the City Council on August 13, 2011.

trees would be removed to accommodate new retaining walls, parking, walkways, driveways, drainage structures and buildings and 27 native oak trees would have construction encroachment within their protected zone.

The Oak Tree Consultant in particular, has checked on the health of the large, mature oak tree located adjacent to Liberty Canyon Road and found no changes from before, and still recommends it be retained, provided that the applicant also assess the health and structural condition of the tree, and submit a brief report to the Planning Department, prior to issuance of a grading permit.

Despite the continued growth of on-site oak trees, the City Oak Tree Consultant is in support of the new application for the Oak Tree Permit and recommends minor updated revisions to the conditions. During her site inspection, the City Oak Tree Consultant found that two non-protected oak trees were included in the required oak tree mitigation. Therefore the number of required mitigation replacement trees is being reduced to 9 from 11 protected oak trees.

Also, three seedling oak trees not included in the original report and have since grown to meet the threshold for protection. The City Oak Tree Consultant recommends that, prior to building permit issuance, the applicant's Oak Tree Consultant map the then-current canopies of the oak trees, including all trees that meet the requirement for protection. Based on the current design, the three seedlings would need to be removed. It is recommended that any additional incremental Oak tree encroachments be subject to administrative review and approval by the Planning Director and mitigation required for the removal of any additional oak tree that meets the requirement for protection at the time of issuance of the grading permit. Should the Director and the City Oak Tree Consultant determine that the required number of oak trees cannot be planted on the subject site in a practical fashion, equivalent alternative mitigation shall be established through an equivalent in-lieu fee and/or planting of mitigation trees on the adjacent property to the north through a cooperative program with the Santa Monica Mountains Conservancy. Also, the project Landscape Plan shall be subject to approval by the Fuel Modification Unit at the County of Los Angeles Fire Department prior to the issuance of building permits. No changes from the Landscape Plan approved by the City Council are proposed.

As previously mentioned, a Parking Variance was necessitated as a result of a new interior driveway connecting Building B to Building C which resulted in fewer on-site parking spaces. The proposed project requires 214 spaces and 198 spaces are proposed, a reduction of 16 spaces or 7.5% reduction. In order to approve a variance application, the Planning Commission must find in favor of five required findings per the Zoning Ordinance. Below is a list of these required findings (in italics), and staff's analysis for each, which correspond with the findings made by the City Council when they approved the variance application for the project in 2008.

- A. *Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.* Adding a required secondary driveway between the parking lots, while improving internal circulation has impacted the

- space available for parking on both pads. The pad where Building B is proposed is rather small and bordered by an oak tree grove and the pad where Building C is proposed is limited to above ground parking only, due to site constraints and the required SCE easement.
- B. *The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.* This is an isolated commercial site adjacent to a residential/open space area and the reduction in parking helps retain a large oak tree and helps preserve the character of the area.
 - C. *The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.* The Zoning Ordinance requires more parking for medical offices than general offices. If Building C were to be occupied by general office use, there would be sufficient parking. However, Building C is proposed as medical office and will serve the local community. The reduction in parking is evenly dispersed amongst the three buildings.
 - D. *The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.* The proposed Variance constitutes a minor reduction of 7.5% from the Code requirement. Except for this reduction in parking, the project meets or exceeds all requirements of the Zoning Ordinance. The reduction in parking is necessitated by the driveway between Buildings B and C which is intended to improve internal circulation.
 - E. *The granting of the Variance will be consistent with the character of the surrounding area.* This reduction in parking helps to retain the dimensions of the wildlife movement corridor and the existing topography of the site.

The applicant had also obtained the approval of Vesting Tentative Parcel Map (No. 67397) for the project in 2008 to merge the six lots into one lot for compliance with the lot size requirement of the BP-OR zone. The map was to expire at the same time as the other entitlements, but on July 13th, 2011, the Governor signed Assembly Bill 208 that institute a legislative extension to the life of tentative subdivision maps. Specifically, the bill allows a 24-month automatic extension to the life of any tentative subdivision map that had not already expired prior to the effective date of the new law if the map would otherwise expire prior to January 1, 2014. Therefore, Vesting Tentative Parcel Map for this project is automatically extended until July 15, 2013. The applicant has not yet sought approval of the Final Map from the City Council. Unless new legislation is passed at the State level, a new application would need to be submitted beyond that extension. However, no changes to the Vesting Tentative Parcel Map are proposed and the Final Map would be subject to the City Council's approval.

The City Engineer has reviewed the Grading Plan and the Vesting Tentative Parcel Map and does not require changes to the previously approved conditions. At the exception of the

wooden power poles being replaced by steel power poles by the Edison Company, the conditions on the site have not changed. The Building Official has updated his conditions to reflect the new Building Code requirement as the buildings' design and operation will be subject to the most updated rules and regulations.

III. ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was prepared in 2008 and adopted by both the Planning Commission and City Council as part of the entitlements. Staff has reviewed the request to renew the Site Plan/Architectural Review, Oak Tree Permit, and Variance and finds it to be consistent with the project described in the Mitigated Negative Declaration (MND) submitted and adopted with the original project pursuant to the California Environmental Quality Act (CEQA). An Addendum for the new entitlement requests was prepared in 2011 by Rincon Consultants, Inc. to verify that the physical environmental conditions have not changed, and to include analysis of new pertinent legislation relevant to the project. The analysis included the review of new information regarding aesthetics, biological resources, cultural resources, geology and soils, and noise. The Addendum found that the project and its minor changes would not create any significant environmental effects beyond those already identified in the 2008 MND.

The Addendum also provides additional analysis on the greenhouse gas impacts that were not required of the previous MND. The project is found to not cause significant greenhouse gas impacts to the environment. The Addendum did not need to be circulated for public review outside of a public hearing however it has been made available for public review on-line and at City Hall.

No public comments on the project or on the Mitigated Negative Declaration Addendum have been submitted to date. Staff supports the Site Plan/Architectural Review, Oak Tree Permit, and Variance requests as no significant changes are proposed to the project, and that there are no significant changes to the site, to the surrounding area, nor the regulations that affect the site. Staff finds that the previous findings for approval that were made regarding the Site Plan/Architectural Review, Oak Tree Permit, Variance and the Vesting Tentative Parcel Map are still valid.

IV. RECOMMENDATION

In summary, the Planning Commission approved a Site Plan/Architectural Review application, Case No. 06-SPR-009 with an Oak Tree Permit Case No. 06-OTP-021, on May 1, 2008. The decision was appealed by the City Council and revised site, landscape and grading plans were considered and approved along with a parking variance at the August 13, 2008 public hearing. The entitlements were approved for a period of three years, including a one-year administrative approval due to expire on August 13, 2011. The Planning Commission is being asked to renew a previously approved project under new case numbers 11-SPR-009, 11-OTP-019 and 11-VAR-002 for a period of two years. The plans submitted as part of this application have not substantially changed from the plans approved by the City Council and there are no significant changes to the existing conditions on the site or surroundings. An Addendum to the MND was prepared which found no new significant

environmental impacts. Therefore, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-009, Oak Tree Permit Case No. 11-OTP-019 and Variance Case No. 11-VAR-002, granting a new, two-year entitlement that would expire on March 15, 2014, subject to conditions, based on the findings of the attached draft Resolutions, including a motion to adopt the Addendum to the Mitigated Negative Declaration subject to the monitoring program mitigation measures.

V. ATTACHMENTS

- SPR/OTP & VAR Amendment Draft Resolutions and Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Reduced Photocopies of Project Plans
- Exhibit C: Proposed Colors
- Exhibit D: August 13, 2008 City Council Meeting Minutes – Second Hearing
- August 13, 2008 City Council Meeting Staff Report
- Project Plans
- Approved City Council Resolutions and Conditions of Approval
- Exhibit E: June 11, 2008 City Council Meeting Minutes – First Hearing
- June 11, 2008 City Council Meeting Staff Report
- Project Plans
- Exhibit F: May 1, 2008 Planning Commission Meeting Minutes
- May 1, 2008 Planning Commission Staff Report
- Project Plans
- Approved Planning Commission Resolutions and Conditions of Approval
- Exhibit G: Addendum to the Mitigated Negative Declaration
- Exhibit H: Mitigated Negative Declaration with Monitoring Plan

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS APPROVING SITE
PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009 AND
OAK TREE PERMIT CASE NO. 11-OTP-019

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES, AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by 27489 Agoura Road, LLC, with respect to the real property located at 27489 Agoura Road (Assessor's Parcel Nos. 2064-006-006, 007, 009, 016, 018 & 019) requesting approval of a new Site Plan/Architectural Review to allow the construction of a new 9,658 square-foot, one-story office building and a 20,002 square-foot, two-story office building on a partially developed site; and a request for an Oak Tree Permit to encroach into the protected zone of 27 oak trees and for the removal of 9 oak trees. Entitlements for Site/Plan Architectural Review and Oak Tree Permit were previously approved by the City Council on August 13, 2008. The entitlements were valid for a 3-year period and expired on August 13, 2011.

Section II. The Planning Commission of the City of Agoura Hills considered the applications at a public hearing held on March 15, 2012 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section III. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section IV. The Planning Commission finds that the request to renew the above-mentioned entitlements is in substantial conformance with the previously approved request under Site/Architectural Review Case No. 06-SPR-006, Oak Tree Permit Case No. 06-OTP-021, Variance Case No. 08-VAR-003, and Vesting Tentative Parcel Map No. 67397, per the findings in Resolution Nos. 08-1493, 08-1494 and 08-1495, subject to the revised the conditions of approval.

Section V. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9677.5 of the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. The property designation allows for the development of a professional and medical office building and the proposal meets the development standards for the BP-OR-FC zone relative to building height, and total and parking landscape coverage and parking tree canopy coverage. In addition, with the approved Vesting Tentative Parcel Map, the project complies with the lot coverage and setback requirements for the BP-OR-FC zone.

B. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The buildings will be constructed to comply with the most recent Building Code requirements. Building occupants are restricted to operating indoors only and are subject to the Zoning Ordinance standards with respect to

noise, light, and operation. Controlled lighting and native landscaping will prevent disturbance of adjacent wildlife. The driveway and distribution of the parking were designed to limit conflicts between pedestrian and vehicles. The project site was designed to screen headlight from interfering with traffic on the adjacent public right-of-way. The roadway was widened to improve traffic conditions. The access in and out of the site is conditioned to maximize safety in the right-of-way. The placement and design of the buildings will preserve the light, air, and privacy of the adjacent parcels. The refuse disposal area is located a considerable distance from publicly accessible area. In light of the window distribution in the building's design, the occupants will take advantage of views of the surrounding landscaped areas.

C. The proposed use, as conditioned, will not conflict with the character and design of the buildings and surrounding area and is compatible with the surrounding properties. The design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors. The business park is aesthetically of good composition, materials, textures, and colors. The contemporary building design is compatible with the variety of architectural styles in the area. The pedestrian-oriented office park increases compatibility with nearby residential properties. The office buildings are designed to fit within their surrounding topography. The proposed commercial office use is consistent with the neighboring office use and serves as a transitional use between the freeway and residential units south of Agoura Road. The project is compatible with the City's low intensity development style. The project design successfully incorporates the existing structure into the office expansion with respect to architectural design, on-site pedestrian and vehicular circulation, and the preservation of natural resources. The interpretation of the City Architectural Standards and Guidelines for this project has resulted in a project design that combines contemporary and rustic features that comply with the desired image of freeway corridor development.

D. The proposed use will comply with each of the applicable provisions of the Regulatory Provisions of the Zoning Ordinance, except for approved variances or modifications. The future tenants that are permitted in the BP-OR-FC zones operate indoors. The parking associated with the uses is fully contained on the property and with the approved variance, the parking remains evenly distributed on the site to serve each individual building based on its parking ratio requirement.

E. The proposed use is consistent with the City's general plan. The project conforms to Policy 16.1 *Site Planning* by providing a cohesive campus environment designed to accommodate safe and convenient walking and biking, Policy 16.2 *Development Form and Architecture* by providing modulation of bulking mass, heights and elevation, and articulation of building elevations and Policy 16.3 *Buffering from Adjacent Properties* by providing generous landscaping between the open space parcels, the public right-of-way, and the project. Per Policy ED-1.1 *Diversified Economic Base*, the project provides employment with a variety of skills and wages. Per Policy NR-1.4 *Wildlife Habitat*, the project provides an efficient way to allow the wildlife to coexist within the urban setting. The wildlife corridor will be returned to a natural form and the grading of the parcel links in the most naturalistic manner to the topography of surrounding parcels. The development has been conditioned to provide the replacement of oak trees into the Landscape Plan and the total count of trees will exceed the number of existing trees. The landscaping will ensure the continued preservation of on-site and off-site biological habitat.

F. The propose use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The development will improve the presently unused two-thirds of the overall site and provide for an opportunity for additional landscaping and buffer from the freeway noise.

Section VI. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9677.7.G. of the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is consistent with the General Plan, any specific plans, and any design standards adopted by the City Council. The project conforms to Policy 16.1 Site Planning by providing a cohesive campus environment designed to accommodate safe and convenient walking and biking, Policy 16.2 Development Form and Architecture by providing modulation of bulking mass, heights and elevation and articulation of building elevations and Policy 16.3 Buffering from Adjacent Properties by providing generous landscaping between the open space parcels, the public right-of-way, and the project. Per Policy ED-1.1 Diversified Economic Base, the project provides employment with a variety of skills and wages. Per Policy NR-1.4 Wildlife Habitat, the project provides an efficient way to allow the wildlife to coexist within the urban setting. The wildlife corridor will be returned to a natural form and the grading of the parcel links in the most naturalistic manner to the topography of surrounding parcels. The development has been conditioned to provide the replacement of oak trees into the Landscape Plan and the total count of trees will exceed the number of existing trees. The landscaping will ensure the continued preservation of on-site and off-site biological habitat.

B. Because of the high quality design and choice of construction materials, the proposed development and its relationship to existing developments will increase the desirability of investment or occupation in the neighborhood. The project offers an opportunity for jobs/housing balance by increasing job opportunities in the area. The proposed development will not interfere with the use and enjoyment of existing developments in the area, including residential developments because Liberty Canyon Road does not offer an outlet to major arterials. The project is near to a four-way access to the 101 freeway which will disperse traffic efficiently away from the development without affecting nearby residential development.

C. The proposed use, as conditioned, is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. As conditioned, the design of the new buildings blends in with the existing building on the site and is in keeping with the existing commercial development across Liberty Canyon Road. The traffic patterns will be similar to existing patterns. Liberty Canyon is not a through street which limits the traffic travelling south on Liberty Canyon through the residential neighborhood. Access to the site via two driveways helps divide the traffic into two egress/ingress points limiting impact of the added traffic on existing arterials traffic levels near the residential development. Street improvements have been incorporated into the project to accommodate the increased traffic and maintain safety at the less traveled intersection. The development will improve the previously unused two-thirds of the overall site and provide an opportunity for additional landscaping and buffering from freeway noise.

D. The design of the proposed development, as conditioned, provides a desirable environment for its occupants, as well as for the project's neighbors, because the business park is aesthetically of good composition, materials, textures, and colors. The contemporary building design is compatible with the variety of architectural styles in the area. The pedestrian-oriented office park increases compatibility with nearby residential properties. The office buildings are designed to fit within their surrounding topography. The proposed commercial office use is consistent with the neighboring office use and serves as a transitional use between the freeway and residential units south of Agoura Road. The project is compatible with the City's low intensity development style. The project design successfully incorporates the existing structure into the office expansion with respect to architectural design, on-site pedestrian and vehicular circulation, and the preservation of natural resources. The

interpretation of the City Architectural Standards and Guidelines for this project has resulted in a project design that combines contemporary and rustic features that comply with the desired image of freeway corridor development.

E. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements as general and medical office uses are permitted uses in the BP-OR-FC zones. The future tenants that are permitted in the BP-OR-FC zones operate indoors. The parking of vehicles is fully contained on site and screened with new and existing landscaping. The ventilation equipment is contained in a roof well thereby limiting noise and pollution to the residential neighborhood across the street, as well as to pedestrians.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The buildings will be constructed to comply with the most recent Building Code requirements. Building occupants are restricted to operating indoors only and are subject to the Zoning Ordinance standards with respect to noise, light, and operation. Controlled lighting and native landscaping will prevent disturbance of adjacent wildlife. The driveway and distribution of the parking were designed to limit conflicts between pedestrian and vehicles. The project site was designed to screen headlights from interfering with traffic on the adjacent public right-of-way. The roadway was widened to improve traffic conditions. The access in and out of the site is conditioned to maximize safety in the right-of-way. The placement and design of the buildings will preserve the light, air, and privacy of the adjacent parcels. The refuse disposal area is located a considerable distance from publicly accessible area. In light of the window distribution in the building's design, the occupants will take advantage of views of the surrounding landscaped areas.

Section VII. In regards to the oak trees, the Planning Commission finds pursuant to Section 9657.5.C. that the removal of the nine oak trees is required because their continued existence would prevent the development of the subject property. The proposed use will not endanger the health of the remaining trees on the subject property and the removal of the trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. The removal of the nine trees is necessary because their continued existence precludes the reasonable and efficient use of the property for a use otherwise authorized on that parcel. The removal of the nine oak trees will be mitigated by the addition of at least thirty three (33) new oak trees per the requirements of the City of Agoura Hills, Oak Tree Preservation Guidelines, Appendix A. New oak trees are required on site, as well as in the public right-of-way, and will help preserve the rustic character of the community.

Section VIII The Planning Department has determined that the project does not involve significant new environmental effects or a substantial increase in the severity of previously identified significant effects. The Planning Department also determined that substantial changes have not occurred with respect to the baseline environmental conditions. Finally, the Planning Department determined that the project has not led to any new information of substantial importance that would have significant environmental effects or more severe environmental effects. As such, the Planning Department prepared an Addendum to the Mitigated Negative Declaration that was adopted in 2008. All potential environmental impacts associated with the project are adequately addressed by the previously prepared Mitigated Negative, the Addendum, and the mitigation measures. The Planning Commission has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Addendum to the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The Planning Commission finds that the Mitigated Negative Declaration reflects the City's independent judgment. The Planning Commission hereby adopts the Addendum to the Mitigated Negative Declaration and the attached Mitigation Monitoring Program. The custodian of record for the Initial Study, Mitigated Negative Declaration, the Addendum and all other

materials, which constitute the record of proceeding upon which the Planning Commission's decision is based, is the Planning Department of the City of Agoura Hills. Those documents are available for public review in the Planning Department located at 30001 Ladyface Court, Agoura Hills, California.

Section IX. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 11-SPR-009 and Oak Tree Permit Case No. 11-OTP-019, subject to the attached conditions, with respect to the property described in Section I hereof.

Section X. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 15th day of March, 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

John O'Meara, Chairperson

ATTEST

Mike Kamino, Secretary

CONDITIONS OF APPROVAL
CASE NOS. 11-SPR-009, 11-OTP-019, AND VTPM 67397

PLANNING CONDITIONS

Standard Conditions

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of these Permits with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans, Roof Plan, Landscape Plan and Grading Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has filed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless this permit is used within two (2) years from the date of City approval, Case Nos. 11-SPR-009, and 11-OTP-019 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
10. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

Conditions of Approval

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11. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
12. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
13. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District at the rate in effect at the time of Building Permit issuance. At this time, the required school impact fee is \$2.97 per square foot.
14. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$0.9296 per square foot of new floor area.
15. Prior to issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until the City's Environmental Planner is notified and a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
16. The approved grading plan and construction plans, resolution, conditions of approval, the mitigated negative declaration and the mitigation monitoring and reporting program and a color and material board shall be on site at all time during the construction of the project.
17. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.

Construction Conditions

18. Prior to the starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Planning and Community Development. Temporary construction fencing and gates shall be maintained in good order at all times.
19. All proposed retaining walls shall consist of materials subject to review and approval by the Director of Planning and Community Development.
20. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.

Conditions of Approval

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21. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or holiday.
22. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
23. A detailed Lighting and Photometric Plan shall be submitted for review and approval by the Director of Planning and Community Development, prior to issuance of a Building Permit.
24. A copy of all communications between the City and the applicant pertaining to the approved plans shall be kept on-site at all times.
25. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
26. Intermittent inspections shall be scheduled by the applicant as required by the Building and Safety Department and coordinated with the Engineering and Planning Departments.

Solid Waste Management Conditions

27. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
28. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or

reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

29. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

Environmental Conditions

30. The applicant shall comply with each mitigation measure listed in the Final Mitigated Negative Declaration and outlined in the Mitigation Monitoring Program for the project approved on May 1st, 2008 and the addendum approved on March 15, 2012. The Mitigation Monitoring Program is attached to these Conditions of Approval.
31. A list of all project conditions of approval and mitigation measures found in the Mitigated Negative Declaration shall be included, along with a signed copy of the Resolution, on the construction plans submitted prior to issuance of a Grading or Building Permit.
32. Air quality measures (Rule 403) shall be copied onto the cover sheets of the Grading Plans.

Landscape/Oak Tree Conditions

Oak Trees

33. The tree tag number, trunk, dripline and protected zone of each oak tree shall be shown accurately on all final plans.
34. The applicant is permitted to remove the following nine (9) protected oak trees in order to complete the approved site development program: Oak Tree Numbers 11, 13, 19, 29, 30, 42, 47, 48, and 50.
35. The applicant is permitted to encroach within the protected zone the following twenty-seven (27) oak trees in order to complete the approved site development program: Oak Trees Number 1 through 10, 12, 17, 18, 21, 23, 27, 31 through 40, and 49.
36. No activities are permitted within the protected zone of the remaining eleven (11) protected oak trees. They are to be preserved in place with no impacts.
37. In order to mitigate the removal of the eight (8) living oak trees listed above, the landscape plan shall include at least one hundred two inches (102") of diameter of new oak trees within the landscape. A minimum of thirty-two (32) new oak trees

- must be planted. The sizes shall include at least eight (8) thirty-six inch (36") size box trees and sixteen (16) twenty-four inch (24") box size trees. The exact species, planting sizes and planting locations shall be subject to review and approval by the City Oak Tree Consultant.
38. In addition to the thirty-two (32) oak trees required for mitigation purposes above, the landscape plan shall include at least one (1) thirty-six inch (36") size box tree to mitigate the one (1) dead oak tree. The exact species, planting size and planting location shall be subject to review and approval by the City Oak Tree Consultant.
 39. Prior to the commencement of construction, the applicant's oak tree consultant shall assess the health and structural condition of Oak Tree #33 and submit a brief report to the City of Agoura Hills Oak Tree Consultant.
 40. Prior to the commencement of construction, the seedling oak trees located on the site shall be measured by the applicant's oak tree consultant to see if they meet the requirement for protection. These trees shall be retained until issuance of the grading permit.
 41. Prior to the commencement of construction, the applicant's oak tree consultant shall map out the then-current oak tree canopies and re-evaluate the potential impacts to the trees. Canopies measured shall include any seedling oak tree that meets the requirement for protection per item 7 above. Additional impacts shall be considered for mitigation purposes only.
 42. To mitigate the removal of any additional oak tree that meets the requirement for protection at the time of issuance of the grading permit the landscape plan shall include at least the additional equivalent number of inches of diameter of new oak trees within the landscape as those to be removed. A minimum of four (4) new oak trees must be planted for each additional oak tree to be removed. The sizes shall include at least one (1) thirty-six inch (36") size box tree and two (2) twenty-four inch (24") box size trees. The exact species, planting sizes and planting locations shall be subject to review and approval by the City Oak Tree Consultant.
 43. Should the Director and the City Oak Tree Consultant determine that the required number of oak trees cannot be planted on the subject site in a practical fashion, equivalent alternative mitigation shall be established through the establishment of an equivalent in-lieu fee and/or planting of mitigation trees on the adjacent property to the north through a cooperative program with the Santa Monica Mountains Conservancy. The amount of the in-lieu fee shall be based upon tree appraisal standards contained in the 9th Edition of the Guide for Plant Appraisal.
 44. The mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.

45. Prior to the start of any work or mobilization at the site, each oak tree to be preserved shall be fenced at the edge of the protected zone or at the approved work limits, in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations.
46. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start of approved work within the protected zone of an oak tree.
47. No grading, scarifying or other soil disturbance shall be permitted within the portion of the protected zone of any oak tree not directly impacted by the project construction.
48. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
49. All approved work performed within the protected zone of an oak tree shall be accomplished with hand tools only. All such work must be performed under the direct observation of the applicant's oak tree consultant unless otherwise approved by the City Oak Tree Consultant.
50. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
51. Any fertilization of the tree should be based on actual soil tests from the site. Fertilization is generally not necessary unless serious deficiencies are evident in the leaves.
52. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak trees at that time.
53. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning.
54. No irrigation or planting shall be installed within the dripline of any existing or new oak tree unless specifically approved by the City Oak Tree Consultant.
55. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

56. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

Landscaping/Irrigation

57. The inconsistencies between the Architectural Site Plan and the Landscape and Grading Plans as to the exact configuration of the parking at the proposed building and the location of the trash enclosure must be resolved. Once these inconsistencies are resolved, the final landscape plan shall generally conform to the approved preliminary landscape plan, as prepared by Landmark Design Landscape Architecture, dated February 14, 2012, subject to other specific remarks contained in these conditions
58. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:
- a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-four inches (24") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - i. Landscape trees, shrubs, ground cover and any other landscaping materials
 - ii. Property lines
 - iii. Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - iv. Buildings and structures
 - v. Parking areas, including lighting, striping and wheel stops
 - vi. General contour lines

- vii. Grading areas, including tops and toes of slopes
 - viii. Utilities, including street lighting and fire hydrants
 - ix. Natural features, including watercourses, rock outcroppings
59. Plant symbols shall depict the size of the plants at maturity.
60. The landscape plans shall prominently display the following notes:
- b. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
 - c. All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees"
 - d. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
61. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
62. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
63. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
64. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
- e. Design and static pressures
 - f. Point of connection
 - g. Backflow protection
 - h. Valves, piping, controllers, heads, quick couplers
 - i. Gallon requirements for each valve
65. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
66. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
- j. Site Plan
 - k. Elevations

l. Grading Plan

m. Conditions Of Approval

67. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
68. A minimum of twenty percent (20%) of the total lot shall be landscaped.
69. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot. A calculation of the landscaped area proposed must be provided.
70. Unless otherwise approved by variance, a twenty-foot (20') deep landscape planter shall be provided along the right-of-way. No other use or storage may be placed within this area, including transformers and trash enclosures.
71. Unless otherwise approved by variance, parking lot planters shall have a minimum width of six feet (6') where parking abuts one side and a minimum width of eight feet (8') where parking abuts both sides.
72. All landscape planters must have a minimum width of four feet (4').
73. Undulating mounding shall be provided along the right-of-way having a minimum elevation variation of thirty inches (30").
74. Shade trees shall be provided to create fifty percent (50%) canopy coverage over the parking lot, including driveways and aisles, within fifteen (15) years after installation. Light standard locations shall be designed to minimize conflict with these trees. A final exhibit demonstrating coverage provided shall be submitted at the time of initial plan check.
75. In addition to any oak trees required for mitigation purposes, the landscape plan shall include two (2) twenty-four inch (24") box size oak trees. The species and planting location shall be subject to review and approval of the City Landscape Consultant.
76. The Freeway Corridor Overlay District requires that naturalistic and native landscaping, particularly native oaks, be used throughout the development. The final landscape plan shall be revised as needed to meet this objective, especially with respect planters along the right-of ways.
77. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.

78. Poor landscape practices such as topping, hedging and "lollipoping" shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
79. Landscaping in required yards must generally be bermed with a minimum elevation variation of thirty inches (30").
80. The final landscape plans shall consider and adhere to all mitigation measures contained in the Mitigated Negative Declaration prepared for the project by Rincon Consultants, Inc.
81. The landscape plan shall note that native plants shall be planted in the fall season just prior to the first rain event.
82. The applicant shall plan for advance procurement of native species. These species will likely need to be grown via contract with a nursery specializing in locally native plants.
83. Irrigation equipment within the wildlife corridor area shall be separate from the remainder of the project. Temporary irrigation shall be provided, to include an automatic controller. The irrigation shall be installed and maintained by the applicant for a period of three (3) years from installation.
84. At least two (2) quick couplers shall be provided within the wildlife corridor.
85. The Landscape Plan shall be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department prior to the issuance of building permits.

ENGINEERING CONDITIONS

86. PRIOR TO FINAL MAP RECORDATION

- 1.01 Dedicate the following right-of-way in locations listed below:

Dedicate all required and identified right-of-way to the City of Agoura Hills as a part of Parcel Map finalization. The intent is to have 50' wide half street right-of-way and physical street improvements on Agoura Road and Liberty Canyon Road at the project site.

- 1.02 Dedicate or reserve the following public utility easement(s) and emergency access easement(s):

Any and all relocations and creation of public utility easements (i.e.: relocated SCE overhead lines) shall be done as part of the Final Parcel Map.

- 1.03 Restrict vehicular access as follows: to only those access points as shown on the approved Tentative Map No. 67397.
- 1.04 Vacate any remaining portions of Vendell Place right-of-way.
- 1.05 Provide a copy of proposed Covenants, Conditions and Restrictions, as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.
- 1.06 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.07 Provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.08 Provide a preliminary title report not older than 30 days.

87. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)

A. General

- 2.01 Prior to Building Permit issuance, record Parcel Map No. 67397 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer. NOTE: Map must be recorded prior to issuance of a Building Permit. This requirement cannot be deferred until Occupancy.
- 2.02 The project will require a subdivision map to be processed, and this development plan shall only proceed to the Planning Commission concurrently with the required subdivision map. **PM 67397 has already been submitted for processing.**
- 2.03 This project requires a Certificate of Compliance with Record of Survey/ Lot Line Adjustment/ Dedication of Easement to be processed.
- 2.04 All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
- 2.05 Provide a copy of proposed Covenants, Conditions and Restrictions, as applicable to the project, to the City Engineer for review

and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.

- 2.06 For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
- 2.07 Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
- 2.08 Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department. **TIF improvements shall only be given for improvements on Agoura Road frontage as outlined in the City's approved TIF ordinance.**
- 2.09 Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 2.10 Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
- 2.11 The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
- 2.12 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer. The report shall be reviewed and approved by the City Geotechnical/Geological Consultant.

- 2.13 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project is subject to a permit from the following agencies, if required:
- Caltrans
 - Los Angeles County Flood Control District (LACFCD) – for any encroachment into their right-of-way, and/or connection to their facilities, and for any facilities that will be turned over for their ownership and maintenance.
 - Las Virgenes Municipal Water District
 - Regional Water Quality Control Board
 - Army Corps of Engineers (ACOE)
 - California Department of Fish & Game
 - Southern California Edison
 - Santa Monica Mountain Conservancy
- 2.14 Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.

B. Public Improvements

Refer to attached Exhibit 'A' for Plan Check Submittal Requirements.

- 2.20 Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. All public improvements shall be designed and constructed to the satisfaction of the City Engineer. Previous infrastructure plans will continue to be plan checked from the point of the previous check.

Improvement Item	AGOURA ROAD AND LIBERTY CANYON ROAD
Curb & Gutter	Replace Damaged – on both roads
PCC Drive Approach	New – on Liberty Canyon Road Replacement – on Agoura Road
Sidewalk	New – Retaining curb along sidewalk Replacement - As deemed necessary – see § 2.23

Improvement Item	AGOURA ROAD AND LIBERTY CANYON ROAD
ADA Access Ramp	New – Add detectable warnings (truncated domes) on all existing curb ramps in compliance with ADAAG and 2007 CBC requirements. Replacement - Remove existing non-conforming curb ramp and reconstruct curb ramp with required landing in the back and transitions with retaining curb.
Parkway	Trees Landscaping (with irrigation)
Raised Median	Landscaping (with irrigation) – As approved during plan check Hard Landscaping- As approved during plan check Median extension on Liberty Cyn shall be built with rolled-curb @ portion in front of proposed driveway for ingress and egress purposes for emergency vehicles only.
Street Lights	New - As approved during plan check Relocation – If deemed necessary during plan check
Sewer Service (See Section 2C)	Lateral
All water appurtenances are per LVMWD standards (See Section 2D)	Yes
Storm Drain (See Section 2E)	Catch Basin
Traffic Signal Facilities (See Section 2G)	Relocation – if required for ADA pathway clearance
Traffic Signing and Striping (See Section 2G)	New
Bus Stop and/or Turn-out (See Sec. 2G)	Modification – <u>see § 2.23</u>
Underground Overhead Utilities	Yes – as applicable per the City's municipal code
Other required improvements	Recycled water line is present along Agoura Road frontage. Applicant shall connect to existing line to service all landscaped areas, and design network with purple pipe and appurtenances accordingly.

- 2.21 The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay or slurry seal: Agoura Road and Liberty Canyon Road.
- 2.22 This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
- 2.23 Other conditions:
 - Remove existing non-conforming curb ramp and reconstruct curb ramp with required landing and transitions with retaining curb.
 - Provide detectable warnings on all on-site and/or off-site ramps or walks where pedestrians (with visual disability) are required to enter hazardous vehicular areas.
 - Remove and reconstruct all displaced and unsafe sidewalk along property frontage on Agoura Road and Liberty Canyon Road as directed by the City Engineer.
 - Remove interfering portion of curb, gutter and A.C. pavement on Agoura Road and install reinforced concrete pad for bus stop, widen sidewalk near bus stop to facilitate bench and trash receptacle as directed by the City Engineer.

C. Sewer

- 2.30 An 8-inch sewer line is available for connection by this project along Agoura Road as well as Liberty Canyon Road.
- 2.31 Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.

D. Water

- 2.40 All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City. Prior to Building Permit issuance, applicant shall provide a copy of the "will-serve" letter from LVMWD.

E. Drainage/Hydrology

- 2.50 A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.

- 2.51 Proposed site/portion of site falls within SFHA (Special Flood Hazard Area) as indicated on the FIRM (Flood Insurance Rate Maps) and is subjected to flooding in a 100 year frequency storm. This site plan will be subject to the provisions of the National Flood Insurance program and comply with the City's Flood Damage Prevention Ordinance #2409.

- 2.52 Other Conditions:
 - Post-development flow shall not exceed pre-development condition. Any excess flow shall be detained on site by approved methods by City Engineer.
 - Post development flows shall not adversely alter current natural condition of adjacent flood channel. Additional measures, as approved by City Engineer may be required if determined necessary at Plan Check stage.

F. Stormwater (NPDES)

- 2.60 Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
 - Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

- 2.61 Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Urban Stormwater Mitigation Plan (USMP) shall be submitted to and approved by the Engineering Department. The USMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

- 2.62 All projects that develop one (1) acre or more of total land area, or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department.

- 2.63 SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;

- Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.

G. Traffic/Transportation

- 2.70 The applicant is required to submit a focused traffic impact study. The study shall address any or all of the following issues as required by the City Engineer: parking, on- and off-site circulation, and/or build-out and future years traffic Level of Service (LOS) and impacts at intersections selected by the City. Any requirements or mitigating measures identified by the said study will become automatic conditions of approval for this project.

88. PRIOR TO CERTIFICATE OF OCCUPANCY

- 3.01 All remaining fees/ deposits required by the Engineering Department must be paid in full.
- 3.02 All requirements including construction of improvements covered in Section 2 must be completed to the satisfaction of the City Engineer.
- 3.03 The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless **MYLAR**, Record (As-built) Drawings, satisfactory to the City, are submitted.*
- 3.04 The applicant shall *record a covenant for continued stormwater maintenance, using City-approved forms*, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
- 3.05 All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

BUILDING AND SAFETY CONDITIONS

89. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC). The applicant shall identify the types of material being used on the plans.
90. The City Building Code requires all *new buildings* to be protected by a fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for the building. Fire Sprinklers are required per *Sec. 904* of the *2010 California Building Code*.
91. Exterior elements and materials must be in compliance with all *VHFHSZ* requirements, Agoura Hills Building Code, Sec.6402.1
92. The project shall demonstrate the use of Class-A roofing material.
93. Preliminary and final site plan and construction plan shall show location of A/C condensing units or other HVAC equipment located on or around the structures.
94. Building Permits shall not be issued until grading is approved and City, Fire District and all other Departments' and agencies requirements have been satisfied.
95. As part of the permitting process and prior to permit issuance, two (2) full sets of construction plans including, Electrical, Plumbing, Mechanical, Title 24, *Green Building Code* Structural calculations needs to be submitted to Building and Safety Department for plan review and approval.
96. The minimum setback of structure to toe of slope per Agoura Hills Building Code, Sec. 1806.5.3 shall be demonstrated. Minimum setback from a descending slope is H/2, (½ the vertical height of the slope, including portions not on property), or provide the equivalent protection determined by the soils engineer. This deviation will need to be verified by City soils engineer and approved by Building Official.
97. The Architectural, Landscape and Grading Plans shall incorporate an accessible path of travel between all buildings onsite (including Buildings A and B) for review and approval by the Building Official. The plans shall show curb ramps and truncated domes where necessary.
98. The design of the new parking and handicap accessibility serving Buildings B and C shall be coordinated with the existing underground parking and handicap accessibility serving Building A.

SPECIAL PLANNING CONDITIONS

99. On-site decorative paving shall be provided at the driveway entrance serving the site and the walking pathway around the proposed buildings. The color, materials

- and length of the decorative paving shall be subject to review and approval by the Director of Planning and Community Development.
100. All transformers, other equipment and refuse containers shall be screened from view. A plan showing this shall be reviewed and approved by the Director of Planning and Community Development.
 101. All parking stalls shall be pinstriped. A minimum of one hundred-ninety-eight (198) parking spaces shall be provided for the project per Variance Case No. 11-VAR-002.
 102. Pursuant to the City's Transportation Demand Management Ordinance (Code Section 9654.4), the applicant shall show on development plans and shall provide, to the satisfaction of the City, a bulletin board, display case or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the display shall include, but is not limited to the following:
 - Current maps, routes and schedules for public transit serving the site;
 - Telephone numbers for referrals on transportation information including telephone numbers for the regional ridesharing agency and local transit operators;
 - Ridesharing promotional material supplied by commuter-oriented organizations;
 - Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
 103. Racks to accommodate 8 bicycles shall be provided on the subject property, subject to review and approval by the Director of Planning and Community Development. A rack shall be provided for each building.
 104. In the event that the applicant or future tenants seek approval of signage, a Sign Program shall be required for review and approval by the Planning Commission.
 105. Prior to Grading Permit issuance, the applicant shall provide a copy of a signed and recorded agreement between the ownership of the parcels and the Santa Monica Mountain Conservancy acknowledging that the SMMC agrees to the indefinite use and maintenance of one of their adjacent parcels for the purpose of access, parking and landscaping. A request for change of the agreement by either party shall be submitted in writing to the City of Agoura Hills for review and approval prior to signature and recordation of a new agreement.
 106. Prior to Grading Permit issuance, the applicant shall provide a copy of a recorded easement to be reflected on the City approved Vesting Final Parcel Map of a wildlife corridor to be preserved along the northern portion of the newly created parcel for the

purpose of circulation by the wildlife traversing the parcel to access the open space parcels to the west and south of the project site. A request for change to the easements by either party shall be submitted in writing to the City of Agoura Hills for review and approval prior to signature and recordation of a new agreement.

107. Prior to Grading Permit issuance, the applicant shall provide the City of Agoura Hills proof that the necessary permits were obtained from the outside agencies with jurisdiction over the project development, including but not limited to the California Department of Transportation, the California Department of Fish and Game, and the Regional Water Quality Board.
108. The Conservancy Easement and Deed Restriction addressed in the Mitigated Negative Declaration for wildlife movement and/or habitat protection purposes shall be a requirement as stated in the mitigation measures if the applicant for any reason opts for commercial tenants that do not require an added parking easement on the Santa Monica Mountain Conservancy land.
109. The width of the wildlife corridor Conservation Easement shall be expanded (adjusted southward) to include all land located northward of the shown retaining wall on the north side of the existing building.
110. Lighting requirements shall prohibit any light shine on the northernmost row of proposed parking spaces for the new Liberty Canyon Road building after 9:00 p.m.
111. The width of the wildlife corridor at its western boundary where it touches city-owned property shall be widened to the greatest extent possible to go around the well-shielded electrical transformer without impacting the project traffic spacing that would improve the function of the wildlife corridor, as approved by the Director of Planning.
112. The applicant shall complete wildlife corridor improvements as a first phase, prior to Building Permit issuance. The improvements shall mean the removal of all structures including, but not limited to, fencing, asphalt, concrete curb, relocation of utilities equipment, grading, recontouring, berming, installation of the irrigation, and planting and appropriate fencing and signage to the construction crew about the sensitivity of the area. The development of the wildlife corridor will occur within the delineated easement on site as well as the improvements on the Conservancy parcel to the west, in compliance with the Mitigated Negative Declaration.

END

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS APPROVING VARIANCE CASE NO.
11-VAR-002

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES, AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by 27489 Agoura Road, LLC, with respect to the real property located at the northwest corner of Liberty Canyon Road and Agoura Road (Assessor's Parcel Nos. 2064-006-006, 007, 009, 016, 018 & 019) requesting approval of Variance Case No. 11-VAR-002 to reduce the number of parking spaces from 214 to 198 spaces. A Variance for this project was originally approved by the City Council on August 13, 2008 in conjunction with entitlements for a Site Plan/Architectural Review, an Oak Tree Permit, and a Vesting Tentative Parcel Map. Except for the Vesting Tentative Parcel Map, which has been extended pursuant to state law, the entitlements expired on August 13, 2011. The applicant now seeks a renewed variance under Case No. 11-VAR-002.

Section II. The Planning Commission of the City of Agoura Hills considered the application for Case No. 11-VAR-002 at a public hearing that was held on March 15, 2012, at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section III. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section IV. The Planning Commission finds that the request to renew the above-mentioned entitlements is in substantial conformance with the previously approved request under Site Plan/Architectural Review Case No. 06-SPR-006, Oak Tree Permit Case No. 06-OTP-021, Variance Case No. 08-VAR-003, and Vesting Tentative Parcel Map No. 67397, per the findings stated in Resolution Nos. 08-1493, 08-1494, and 08-1495, subject to the revised conditions of approval.

Section V. Based upon the evidence presented at the hearings, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9676.2.E of the Agoura Hills Zoning Ordinance, that:

- A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Adding a required secondary driveway between the parking lots, while improving internal circulation has impacted the space available for parking on both pads. The pad where Building B is proposed is rather small and bordered by an oak tree grove and the pad where Building C is proposed is limited to above ground parking only due to site constraints and the required SCE easement.

- B. The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. This is an isolated commercial site adjacent to a residential/open space area and the reduction in parking helps retain a large oak tree and helps preserve the character of the area.
- C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The Zoning Ordinance requires more parking for medical offices than general offices. If Building C were to be occupied by general office use, there would be sufficient parking. However, Building C is proposed as medical office and will serve the local community. The reduction in parking is evenly dispersed amongst the three buildings.
- D. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. The proposed Variance constitutes a minor reduction of 7.5% from the Code requirement. Except for this reduction in parking, the project meets or exceeds all requirements of the Zoning Ordinance. The reduction in parking is necessitated by the driveway between Buildings B and C which is intended to improve internal circulation.
- E. The granting of the Variance will be consistent with the character of the surrounding area. This reduction in parking helps to retain the dimensions of the wildlife movement corridor and the existing topography of the site.

Section VI. In accordance with the California Environmental Quality Act ("CEQA"), the City has prepared an addendum to the Mitigated Negative Declaration for this project. Based upon the original Mitigated Negative Declaration findings, the project did not cause significant environmental effects. The Planning Department has determined that the project does not involve significant new environmental effects or a substantial increase in the severity of previously identified significant effects. The Planning Department also determined that substantial changes have not occurred with respect to the baseline environmental conditions. Finally, the Planning Department determined that the project has not led to any new information of substantial importance that would have significant environmental effects or more severe environmental effects. As such, the preparation of an Addendum to the Mitigated Negative Declaration is appropriate under CEQA. The Planning Commission has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Addendum to the Mitigated Negative Declaration was prepared pursuant CEQA. The Planning Commission finds that the Mitigated Negative Declaration reflects the City's independent judgment. The Planning Commission hereby adopts the Addendum to the Mitigated Negative Declaration and the attached Mitigation Monitoring Program. The custodian of record for the Initial Study, Mitigated Negative Declaration, the Addendum and all other materials, which constitute the record of proceeding upon which the Planning Commission's decision is based, is the Planning Department of the City of Agoura Hills. Those documents are available for public review in the Planning Department located at 30001 Ladyface Court, Agoura Hills, California.

Section VII. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. 11-VAR-002, subject to the attached conditions, with respect to the property described in Section I hereof.

Section VIII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 15th day of March, 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

John O'Meara, Chairperson

ATTEST:

Mike Kamino, Secretary

**CONDITIONS OF APPROVAL
(CASE NO. 11-VAR-002)**

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits (Site Plan; Elevation Plans; Floor Plans, Roof Plan, Landscape Plan and Grading Plan).
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. 11-VAR-002 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. 11-VAR-002 is valid only in conjunction with Site Plan/Architectural Review Case No. 11-SPR-009, Oak Tree Permit Case No. 11-OTP-019, and Vesting Tentative Parcel Map No. 67397 and the approved Conditions of approval therein.

END



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009
OAK TREE PERMIT CASE NO. 11-OTP-019
VARIANCE CASE NO. 11-VAR-002**

**Exhibit A:
Vicinity/Zoning Map**

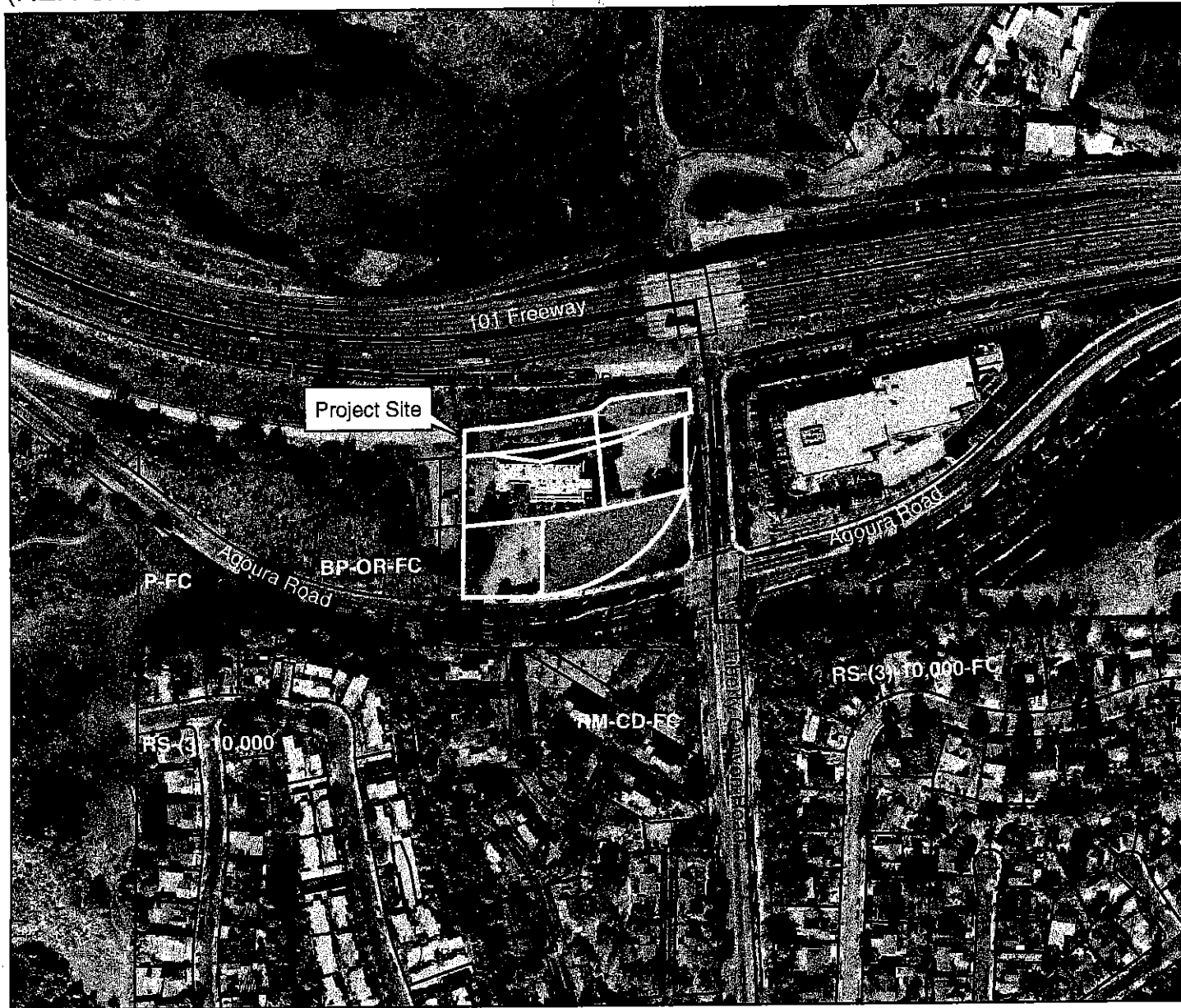
SITE PLAN/ARCHITECTURAL REVIEW - CASE NO. 11-SPR-009

OAK TREE PERMIT - CASE NO. 11-OTP-019

VARIANCE REQUEST - CASE NO. 11-VAR-002

(REF. CASE: VESTING TENTATIVE PARCEL MAP - CASE NO. VTPM 67397)

Vicinity/Zoning
Map





**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009
OAK TREE PERMIT CASE NO. 11-OTP-019
VARIANCE CASE NO. 11-VAR-002**

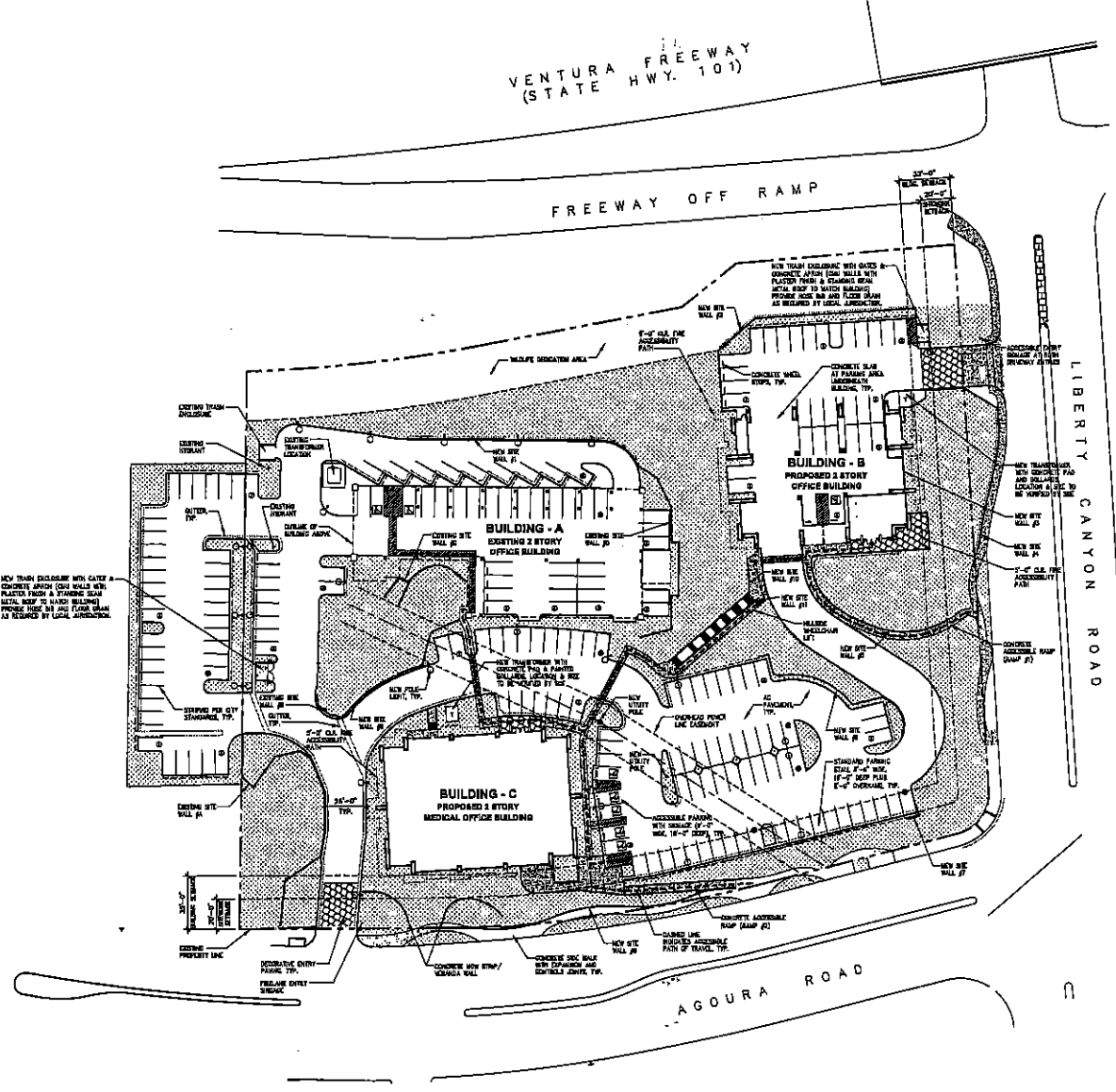
**Exhibit B:
Reduced Copy of the Plans**

VENTURA FREEWAY
(STATE HWY. 101)

FREEWAY OFF RAMP

LIBERTY CANYON ROAD

AGOURA ROAD



SITE PLAN
SCALE: 1" = 30'-0"



SITE INFORMATION

SITE AREA & COVERAGE DATA

SITE AREA	11,200 SF
EXISTING BUILDING A FOOTPRINT	4,200 SF
PROPOSED BUILDING B FOOTPRINT	2,500 SF
PROPOSED BUILDING C FOOTPRINT	2,500 SF
TOTAL BUILDING COVERAGE	9,200 SF
PERCENT COVERAGE	82.14%
LANDSCAPE COVERAGE	2,000 SF

BUILDING AREA

EXISTING BUILDING A	21,000 SF
PROPOSED BUILDING B	10,000 SF
PROPOSED BUILDING C	10,000 SF
GRAND TOTAL	41,000 SF

PARKING STALLS REQUIRED

MARK 1 (2,500 SF)	100 STALLS	
OFFICE USE	1 STALL PER 300 SF	82 STALLS
MARK 2 (2,500 SF)	100 STALLS	
OFFICE USE	1 STALL PER 300 SF	82 STALLS
MARK 3 (2,500 SF)	100 STALLS	
MEDICAL OFFICE USE	1 STALL PER 300 SF	82 STALLS
GRAND TOTAL	464 STALLS	

NOTE: ONLY 168 STALLS REQUIRED PER VARIANCE

PARKING STALLS PROVIDED

STANDARD	162 STALLS
MARKED	2 STALLS
GRAND TOTAL	164 STALLS

CALAM
PLANNING & DESIGN GROUP

385 Clifton St., Costa Mesa, CA 92626
p. 949.751.8863 e. 714.452.9801

**AGOURA - LIBERTY
OFFICE PROJECT**
27489 AGOURA ROAD
AGOURA HILLS, CA

A DEVELOPMENT FOR
27489 AGOURA ROAD, LLC
C/O LEE & ASSOCIATES
26050 MUREAU ROAD, STE 101
CALABASAS, CA 91302

REVISIONS

PLAN UPDATE	01/28/13

SHEET TITLE
SITE PLAN

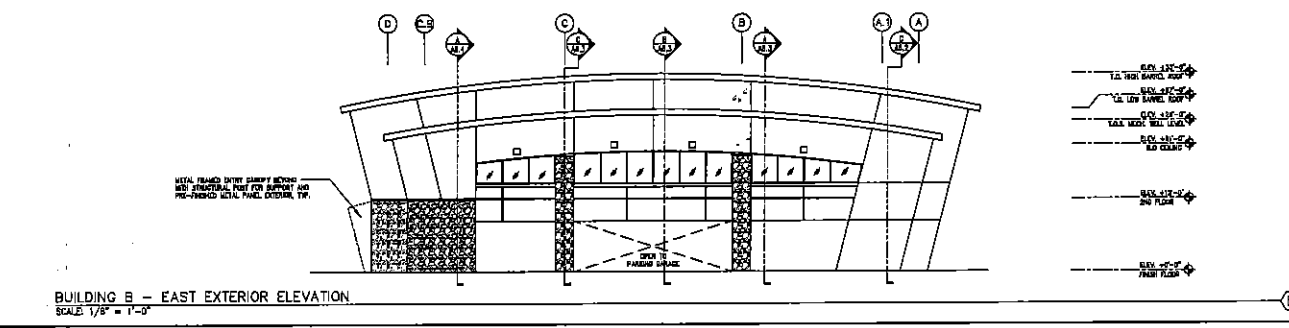
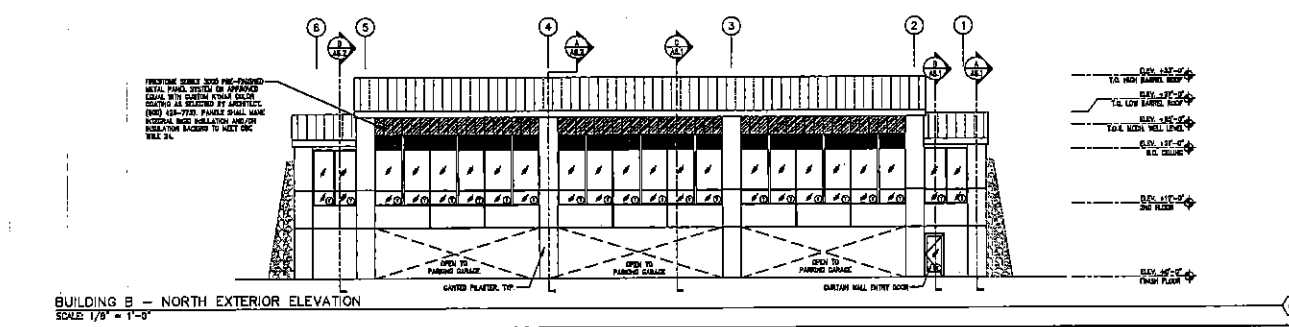
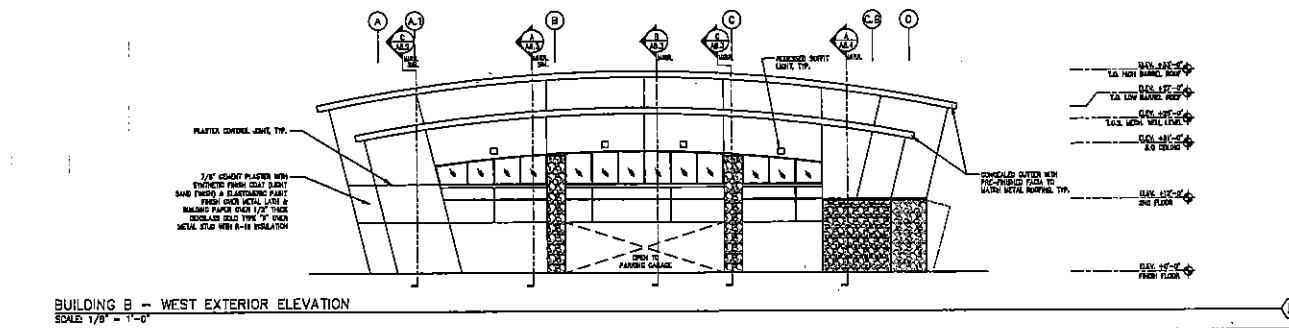
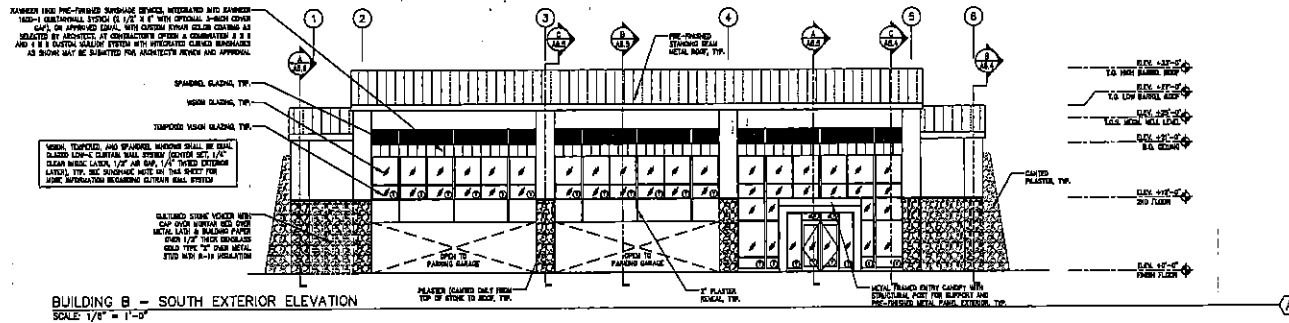
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DATE	
SCALE	
PROJECT NO.	
SHEET NO.	
DATE	

A1.1

PLAN UPDATE 1/28/13

KEYNOTES



**AGOURA - LIBERTY
 OFFICE PROJECT**
 27489 AGOURA ROAD
 AGOURA HILLS, CA

A DEVELOPMENT FOR
27489 AGOURA ROAD, LLC
 C/O LEE & ASSOCIATES
 26050 MUREAU ROAD, STE 101
 CALABASAS, CA 91302

REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY SET	04/25/06
2	PRELIMINARY SCHEMATIC DESIGN	05/23/06
3	DESIGN DEVELOPMENT	07/28/06

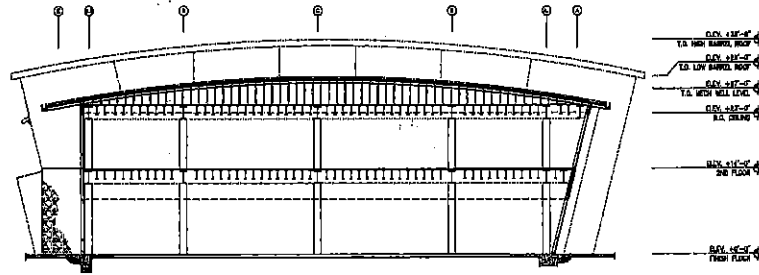
SHEET TITLE
**BUILDING B
 EXTERIOR ELEVATIONS**

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DATE PLOTTED:	DATE:
SCALE:	SCALE:
PROJECT NO.:	PROJECT NO.:
SHEET NO.:	SHEET NO.:
A4.1	

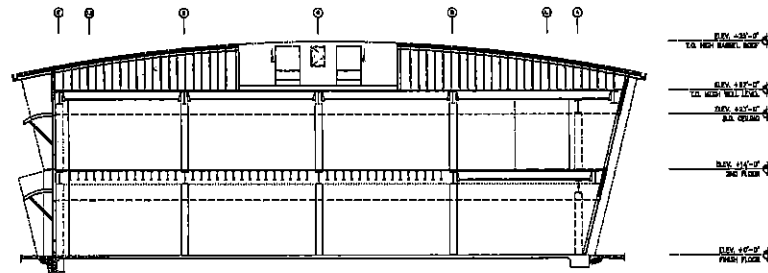
PRELIMINARY - NOT FOR CONSTRUCTION

KEYNOTES



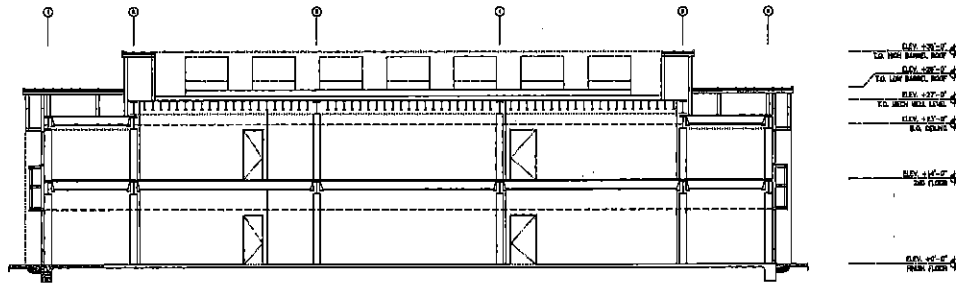
BUILDING C - BUILDING SECTION
SCALE: 1/8" = 1'-0"

(A)



BUILDING C - BUILDING SECTION
SCALE: 1/8" = 1'-0"

(B)



BUILDING C - BUILDING SECTION
SCALE: 1/8" = 1'-0"

(C)

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5000 N. Parkway Calabasas, Calabasas CA 91302
p. 949.751.8863 p. 818.292.5247

AGOURA - LIBERTY
OFFICE PROJECT
27489 AGOURA ROAD
AGOURA HILLS, CA

A DEVELOPMENT FOR
27489 AGOURA ROAD, LLC
C/O LEE & ASSOCIATES
26050 MUREAU ROAD, STE 101
CALABASAS, CA 91302

REVISIONS	
PRELIMINARY SET	04/20/08
PRELIMINARY SCHEMATIC DESIGN	02/23/08
DESIGN DEVELOPMENT	05/18/08

SHEET TITLE
BUILDING C
BUILDING SECTIONS

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DATE PLOTTED	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	

A5.2

PRELIMINARY - NOT FOR CONSTRUCTION

UNDERGROUND SERVICE ALERT



CALL TOLL FREE
1-800-237-3400

TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION LEGEND:

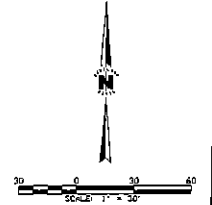
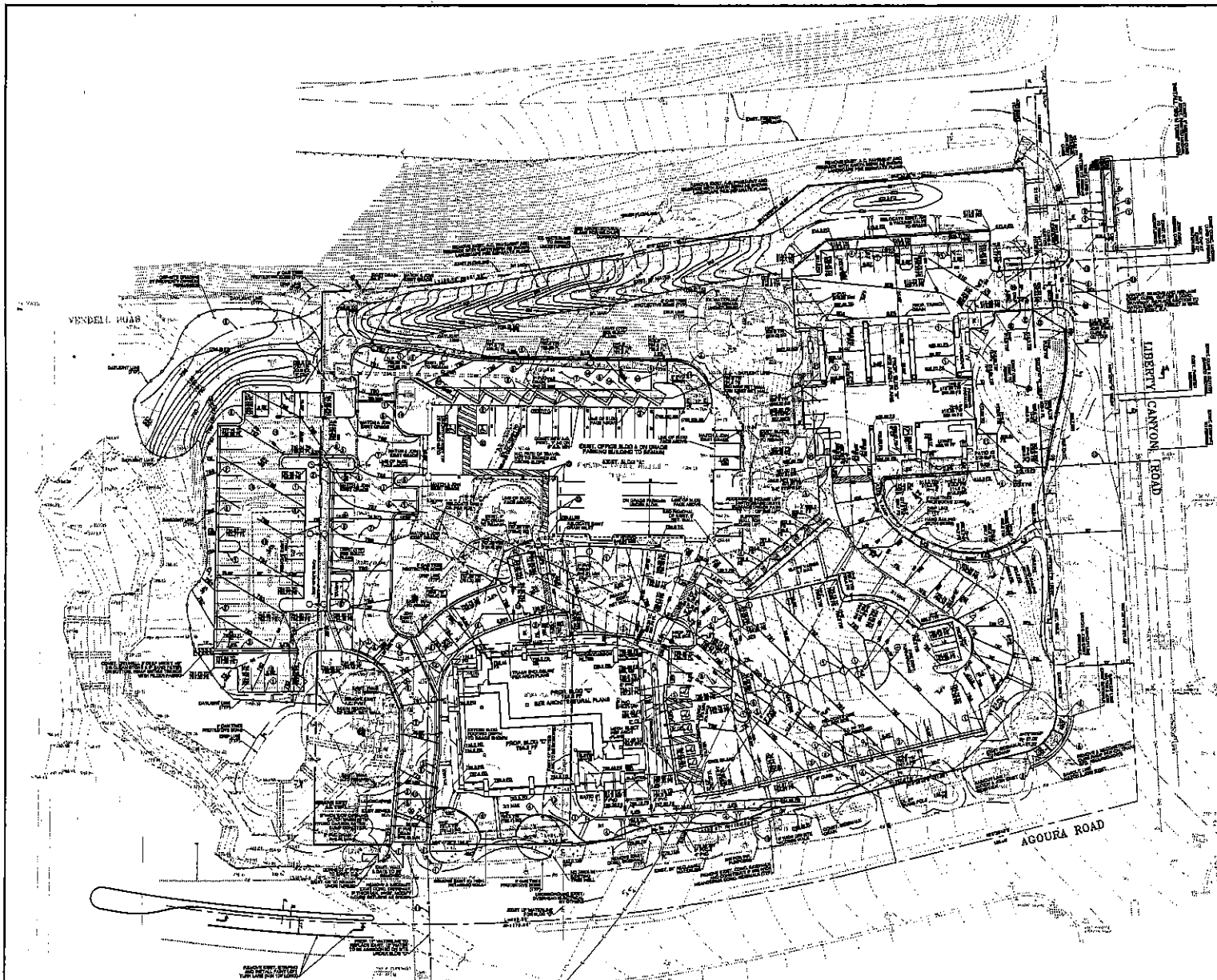
- ① CONSTRUCT 6" CONC. CURB
- ② CONSTRUCT 6" CONC. CURB & GUTTER
- ③ CONSTRUCT 3" WIDE CONC. RIBBON GUTTER
- ④ CONSTRUCT RETAINING WALL
- ⑤ SAWCUT LINE
- ⑥ CONSTRUCT CURB DRAIN
- ⑦ PLACE 2" A.C. OVERLAY OVER EXIST. A.C. PAVEMENT
- ⑧ RELOCATE EXIST. POWER POLE & ELECTRICAL TO BE UNDERGROUND
- ⑨ CONSTRUCT BIO-SWALE PER DETAIL HEREON
- ⑩ INSTALL SEWER LATERAL FOR PROPOSED BLDG.
- ⑪ INSTALL WATER SERVICE FOR EXIST BLDG. "A"
- ⑫ INSTALL WATER SERVICE FOR PCOP BLDG.
- ⑬ INSTALL RECLAIMED WATER SERVICE FOR IRRIGATION
- ⑭ CONSTRUCT NEW A.C. 3" PAVEMENT ON 6" BASE
- ⑮ EXIST ELECTRICAL TO REMAIN
- ⑯ REQUIRED 6' MIN CLEARANCE IN FRONT OF TRANSFORMER FOR OPERATION
- ⑰ CONSTRUCT GARDEN WALL
- ⑱ INSTALL SEWER CLEANOUT AT EXIST. ANGLE POINT ON EXIST. SEWER LATERAL
- ⑲ CONSTRUCT PERMEABLE PAVEMENT ON SAND BASE PER SOILS ENGINEER RECOMMENDATIONS
- ⑳ DECORATIVE PAVING PER ARCHITECTURAL PLANS
- ㉑ CONSTRUCT PERMEABLE PAVERS WALKWAY ON SAND BASE PER SOILS ENGINEER RECOMMENDATIONS
- ㉒ RESTRIPE PARKING TO PROVIDE ADA ACCESS TO EXIST. BLDG. ELEVATORS
- ㉓ INSTALL SIGN R-1 & "ONE WAY" R5-1(RT)
- ㉔ PAINT "ONLY" STRIPING & RIGHT TURN ARROW
- ㉕ PAINT "STOP" & STOP BAR STRIPING
- ㉖ INSTALL SIGN NO LEFT TURN R5-2
- ㉗ INSTALL SIGN "ONE WAY" R6-1(RT)
- ㉘ CONST. 6" WIDE MIN CONC. SIDEWALK



PROPOSED PARKING CALCULATIONS:

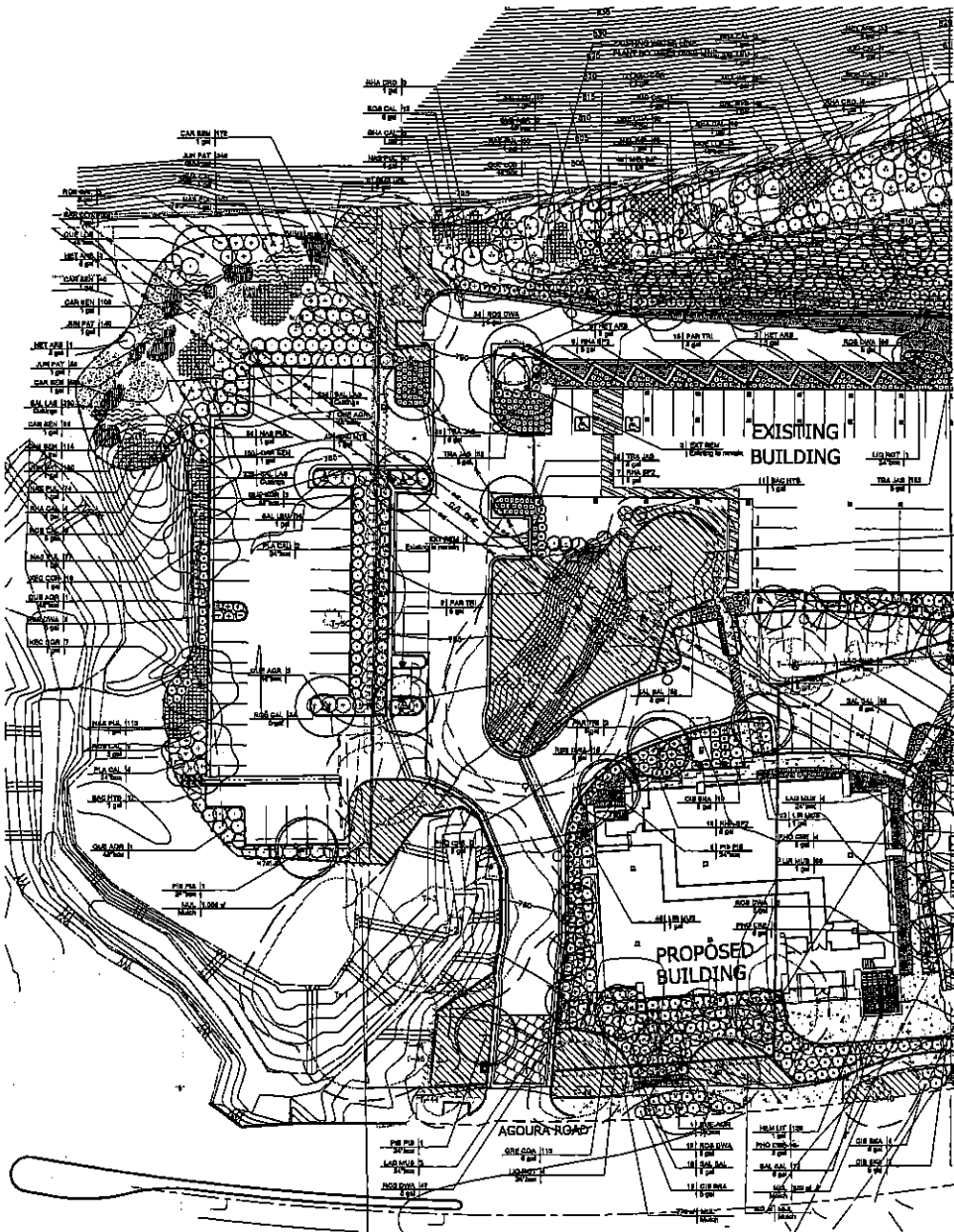
BLDG "A" & "C"	193 pkg spaces (includes parking lot on conveyancy property)
BLDG "B"	29 pkg spaces
TOTAL	222 pkg spaces

PLANNING COMMISSION APPROVED PLAN PARKING CALCULATIONS:

BLDG "A" & "C"	193 pkg spaces (includes parking lot on conveyancy property)
BLDG "B"	33 pkg spaces
TOTAL	226 pkg spaces



	PREPARED BY: ID # AgouraLibrary  WESTLAND CIVIL, INC. CIVIL ENGINEERS / ARCHITECTS 2240 W. AGOURA RD. SUITE 200, AGOURA HILLS, CA 91301 (818) 491-1244 Fax (818) 491-1245	CITY OF AGOURA HILLS APPROVAL REVIEWED BY: <u>RAJIBO S. ADEVA III</u> DATE: _____ CITY ENGINEER	 CITY OF AGOURA HILLS PRELIMINARY GRADING & DRAINAGE PLAN 27489 AGOURA RD, AGOURA HILLS PROJECT NO. _____																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV</th> <th style="width: 10%;">SYMBOL</th> <th style="width: 50%;">DESCRIPTION OF CHANGE</th> <th style="width: 10%;">RCE</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE																REGISTERED PROFESSIONAL ENGINEER NO. 27364 DATE: _____ 83940 12/21/07 RCE/NO. EXP. DATE	SHEET 2 OF 3 CITY OF AGOURA HILLS DWD. NO. _____
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE																		



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
○	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 gal	5
○	EXISTING TREE TO REMAIN	Existing to remain	19
○	JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT	5 gal	3
○	LAGERSTROEMIA PALMERI "HUMBUGREE" / CAPE MYRTLE LIGHT LAVENDER	24" cal	13
○	LIQUIDAMBAR STYRACIUM "NOTUNGLOVA" / NOTUNGLOVA SWEET GUM	24" cal	5
○	PISTACIA CHINENSIS / CHINESE PISTACHE STANDARD	24" cal	18
○	PLATANUS RACEMOSA / CALIFORNIA SPYGLASS STANDARD	24" cal	21
○	QUERCUS AGROFOLIA / COAST LIVE OAK	15 gal	1
○	QUERCUS AGROFOLIA / COAST LIVE OAK	36" cal	2
○	QUERCUS AGROFOLIA / COAST LIVE OAK	48" cal	16
○	QUERCUS AGROFOLIA / COAST LIVE OAK	60" cal	1
○	QUERCUS LONATA / VALLEY OAK	48" cal	7
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
○	MADONNUS S "STARR" / STARR COTTAGE BUSH	1 gal	268
○	CESTIUS PURPUREUS / CRACKED KNOCKOUT	5 gal	18
○	CESTIUS SCABERRIMUS / CRACKED KNOCKOUT	5 gal	278
○	GRAPHELE LANGSARIA "COASTAL GEM" / COASTAL GEM GRAPHELE	5 gal	233
○	HEMEROCALLIS HYALID "LITTLE BOBO" / LITTLE BOBO DAYLILY	1 gal	178
○	HESTRICHELES ANTHYLLIFOLIA / TIGON	5 gal	40
○	MEGOCILLA CORONIFOLIA / CLIMBING PENSTEMON	1 gal	37
○	LIRIOPE MUSCARI / LILY TURF	1 gal	217
○	HANCOCKIA REPENS / CREeping HANCOCKIA	5 gal	45
○	PHORNIUM "CREAM DELIGHT" / CREAM DELIGHT FLAX	5 gal	13
○	RHAPHANUS CALIFORNICA / CALIFORNIA COFFEE BEERY	1 gal	38
○	RHAPHANUS CRUCIATA / ROSEMARY	1 gal	13
○	RHAPHANUS CRUCIATA "SPRINGTIME" TM / SPRINGTIME INDIAN HAWTHORNE	8 gal	87
○	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	5 gal	118
○	ZORNIA RUFICORNIS "PROSTRATUS" / DWARF ROSEMARY	5 gal	308
○	SALVIA ERIOGONIA "PURMAN'S RED" / PURMAN'S RED SALVIA	5 gal	387
○	SALVIA LEUCOPHYLLA / PURPLE LEAF SAGE	1 gal	93
○	TRACHELODERMUM JAMNENSIS / STAR JASMINE	5 gal	328
VINES/SPERMATOPHYTES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
○	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 gal	34
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
■	CAREX SERTA / SERGE	1 GAL @ 12" OC	818
■	JURULIS PATERA / CALIFORNIA BRAY BUSH	1 GAL @ 12" OC	610
■	HELIOPSIS SCOPULORUM / IMPERIAL FESCUE	1 GAL @ 24" OC	946
■	MUSCI	Mix	30,379 SP
■	MASSIELLA PULCHRA / PURPLE NEEDLE GRASS	1 GAL @ 24" OC	836
■	SALIX LASIOLEPIS / ARROYO WALLOW	CUTTINGS @ 12" OC	1,158

PARKING LOT LANDSCAPE CALCULATIONS		PARKING LOT SHADE CALCULATIONS	
PARKING LOT	77,505	PARKING LOT	77,505
UNDER-BUILDING PARKING	23,000	CANOPY COVERAGE	53,144
NET PARKING LOT	54,505	PERCENTAGE	68%
LANDSCAPE	22,009		
PERCENTAGE	40%		

PLANTING TIME NOTE:
ALL NATIVES NEED TO BE PLANTED FROM OCTOBER THRU FEBRUARY.



278 MILLCREEK DR. SUITE 101
THERMANSIDE, CALIF. CA 95128
TEL: 408.261.8888
WWW.LANDMARKDESIGN.COM



CLIENT:
27489 AGOURA ROAD L.L.C.
SUITE 101
5005 N. PARKWAY, CHANASAS
CALIF. 95705
(916) 222-1344

LIBERTY CANYON PROPOSED OFFICE EXPANSION
27489 AGOURA ROAD
AGOURA HILLS, CA 91501

PROJECT NUMBER:
35301
DATE:
02/28/12
REVISIONS:

DESIGNED BY: CHECKER, CR
DRAWN BY:
PLANTING PLAN

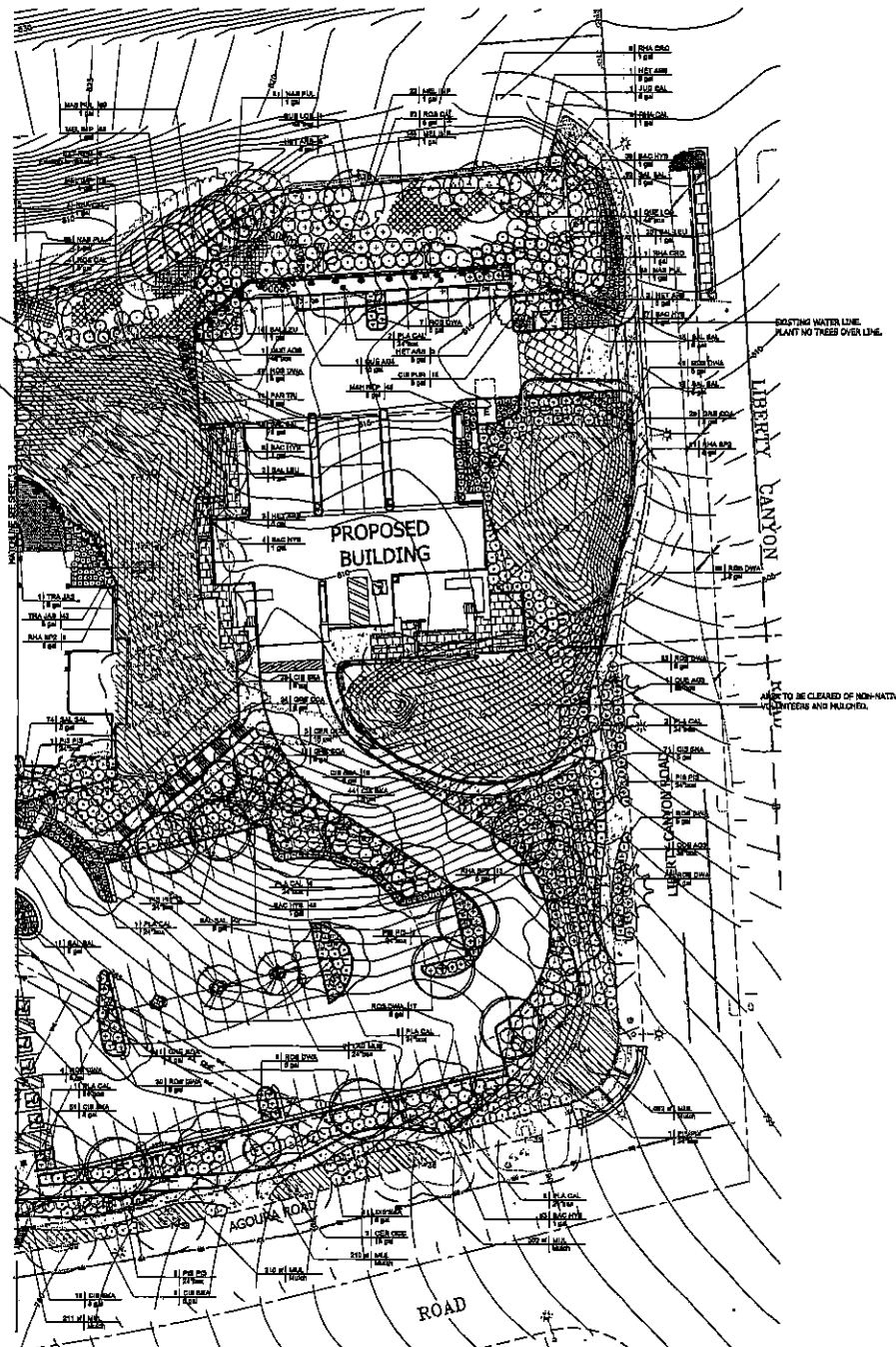


SCALE 1" = 20'-0"

L-3

DAYLIGHT LINE IS SOUTHERN
LIMIT OF WILDLIFE CORRIDOR

AREA TO BE CLEARED OF NON-NATIVE
VOLUNTARIERS AND MAUNCHES



PLANT SCHEDULE

TREE	BOTANICAL NAME / COMMON NAME	SIZE
	CORTEX OCCIDENTALE / WESTERN REDWOOD	18 gal
	EXLUSTRE TREE TO HEAVEN	8 gal to 18 gal
	JUNGLES CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT	5 gal
	LACINSTRADA PALMACE "HERMOGEO" / CHAMPYRUS LIGHT LAVENDER	24" tree
	LIGULARIA STRAUCHIANA "STRAUCHIANA" / BOTANICUM STREET GEM	24" tree
	PLATANUS OBSCURA / CALIFORNIA BUCKEYE STANDARD	24" tree
	QUERCUS AEGYPTIACA / COAST LIVE OAK	18 gal
	QUERCUS AEGYPTIACA / COAST LIVE OAK	24" tree
	QUERCUS AEGYPTIACA / COAST LIVE OAK	42" tree
	QUERCUS AEGYPTIACA / COAST LIVE OAK	60" tree
	QUERCUS LAEVIS / VALLEY OAK	48" tree
	BOTANICAL NAME / COMMON NAME	SIZE
	ACACIA SPP. "STAN" / STAN COYOTE BUSH	1 gal
	CACTUS FLORENSIS / GROUND ROCKWORM	5 gal
	CELEBRE ROSEAE / CORAL ROCKWORM	2 gal
	ORVILLE LAUREAN "CONICAL SP" / CONICAL ORN CHRYSLER	2 gal
	MONDOVILLER HYBRID "LITTLE HOOP" / LITTLE HOOP DAYLILY	1 gal
	MONDOVILLER ANAETHYLLA "YOUNG"	2 gal
	HEXAGONIA COAGULA / CLIMBING FERRETION	1 gal
	LIPOPE MISCAN / LIT TIAN	1 gal
	MAKERIA BERRIS / CHERRY HAYOHA	2 gal
	PIRENEAN "CREAM DELIGHT" / CREAM DELIGHT PLANT	8 gal
	SHAMBALE CALIFORNICA / CALIFORNIA COPPER BERRY	1 gal
	SHAMBALE CROCEA / RED BERRY	1 gal
	SHAMBALE SINDICA "SHAMBALE" TM / SHAMBALE SINDICA SHAMBALE	2 gal
	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	8 gal
	ROSBARKUS OFFICINALIS "PROSTRATUS" / DWARF ROSEMARY	2 gal
	SALVIA GARDENS "RUMBERG" / RUMBERG'S RED SALVIA	5 gal
	SALVIA LEUCOPHYLLA / PURPLE LEAF SAGE	1 gal
	TRICHOCLERODENDRON JAPONICUM / STYL. JAPONICUM	6 gal
	BOTANICAL NAME / COMMON NAME	SIZE
	BOTANICAL NAME / COMMON NAME	SIZE
	CORTEX SCOTIA / SCOTIA	1 GAL @ 12" DC
	JUNGLES CALIFORNICA / CALIFORNIA GRAY BUSH	1 GAL @ 12" DC
	HEXACA PAPAVERATA / SAMPANIC HELIX	1 GAL @ 24" DC
	HEXACA	1 GAL
	HEXACA PULCHRA / PURPLE NEELE GRASS	1 GAL @ 24" DC
	HEXACA LASIOLEPS / FINEST WILLOW	OUTDOOR 12" DC

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANT INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL PLANT MATERIAL QUANTITIES SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION. NO SUBSTITUTIONS ALLOWED WITHOUT APPROVAL OF LANDSCAPE ARCHITECT OR OWNER.
- FINAL LAYOUT OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO PLANTING.
- GROUND COVER PLANTING SHALL BE TRIANGULAR SPACED AND CENTRALES UNLESS ALL TREES AND SHRUBS PLANTED AS SHOWN ON PLAN.
- ALL 18 GALLON TREES AND 3" DIBBED TREES SHALL BE DOUBLE-STAKED; LARGER DIBBED TREES SHALL BE GUYED.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADDED TO REMOVE ROCKS AND TO FORM SURFACE DRAINAGE AWAY FROM BUILDINGS.
- ALL FINISH GRASSES IN PLANTED AREAS SHALL BE 1" BEYOND ADJACENT PAVED LAWNS NOTED OTHERWISE.
- THE FOLLOWING AMENDMENTS SHALL BE UNLESS INDICATED AND THEN OTHERWISE INCORPORATED BY MEANS OF A NOTIFICATION TO A DEPTH OF 8":
 - ALL YES, OTHERWISE STABLES BANNED
 - 10 LB. 10-20-10 FERTILIZER
- THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING PERCENTAGE:
 - 50% ORGANIC AMPLIFIER
 - 5% ORGANIC AMPLIFIER
- FERTILIZER TABLETS SHALL BE AGRICOLA, 21 GRAM TABLETS (20-10-8) IN QUANTITIES AS FOLLOWS:
 - 1 GALLON SHRUB 2
 - 3 GALLON SHRUB 2
 - 18 GALLON TREE 1
 - 24 GALLON TREE 1
 - TABLET PER 4" OF HOLES.
 - PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- ALL PLANTING AREAS TO BE COVERED WITH A 2" LAYER OF FINE WASH MULCH.



SCALE 1" = 20'-0"



1000 HILL CREST DR. SUITE 100
 SHERMAN OAKS CA 91325
 780 N. HAWTHORNE ST. SUITE 101
 L.A. CA 90006



CLIENT:
 27489 AGOURA ROAD L.L.C.
 SUITE 200
 5000 N. PANAMA WAY CARLSBAD
 CALIFORNIA, CA 92008
 (619) 233-0382

PROJECT:

LIBERTY CANYON PROPOSED OFFICE EXPANSION
 27489 AGOURA ROAD
 AGOURA HILLS, CA 91301

PROJECT NUMBER:
35301

DATE:
02/28/12

REVISION:

DESIGN BY: AP CR

PROJECT TITLE:
PLANTING PLAN

DATE:



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009
OAK TREE PERMIT CASE NO. 11-OTP-019
VARIANCE CASE NO. 11-VAR-002**

**Exhibit C:
Proposed Colors**

APPROVED COLOR - JUNE DAY
27489 AGOURA RD.



PROPOSED COLOR - MESA TAN
27489 AGOURA RD.





COLOR SUBMITTAL

27489 Agoura Rd.

**THE #1 CHOICE OF
PAINTING PROFESSIONALS®**

Job Name: **John Parezo**

Painting Contractor:

General Contractor:

Architect/Designer: **Cal-Am Planning**

Date: **February 10, 2012**

Product: **Spma10 Suprema**

Color: **SW 6682 June Day**

Area / Sheen: **Interior/ Flat**

D.E. Contact: **Scott Ferguson Culver City 35**

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures.





COLOR SUBMITTAL

PROPOSED
27429 AGUIRA RD.

THE #1 CHOICE OF
PAINTING PROFESSIONALS®

Job Name: **John Parezo**

Painting Contractor:

General Contractor:

Architect/Designer: **Cal-Am Planning**

Date: **February 10, 2012**

Product: **Spma10 Suprema**

Color: **DEC 718 Mesa Tan**

Area / Sheen: **Interior/ Flat**

D.E. Contact: **Scott Ferguson Culver City 35**

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures.



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009
OAK TREE PERMIT CASE NO. 11-OTP-019
VARIANCE CASE NO. 11-VAR-002**

- Exhibit D:**
August 13, 2008 City Council Meeting
(2nd Hearing)
- **Minutes**
 - **Staff Report**
 - **Project Plans**
 - **Approved Resolutions and Conditions of Approval**

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS CITY COUNCIL, AND THE
AGOURA HILLS REDEVELOPMENT AGENCY
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
August 13, 2008 at 7:00 p.m.

The meeting was called to order at 7:00 p.m. by Mayor Edelston.

The flag salute was led by Councilmember Kuperberg.

Present were: Mayor John Edelston, Mayor Pro Tem Denis Weber, Councilmember William Koehler, Councilmember Dan Kuperberg, and Councilmember Harry Schwarz.

Also Present were: City Manager Greg Ramirez, City Attorney Craig Steele, Assistant City Manager Nathan Hamburger, Assistant to the City Manager Louis Celaya, Director of Finance Christy Pinuelas, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Associate Planner Valerie Darbouze, Oak Tree/Landscape Consultant Kay Greeley, Rincon Consultant Abe Leider, City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, and City Clerk Kimberly Rodrigues.

REPORT OF CLOSED SESSION

City Attorney Steele reported on the four City Council Closed Session items and one Redevelopment Agency Closed Session items, pursuant to Government Code Sections 54956.8, 54957.6 and 54956.9(a). Direction was given to staff and no reportable action was taken.

APPROVAL OF AGENDA

On a motion by Councilmember Kuperberg, second by Mayor Pro Tem Weber, the Agenda was approved without objection.

PUBLIC COMMENTS

There were no public comments.

PRESENTATIONS

There were no presentations.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Las Virgenes Unified School District Superintendent Donald Zimring introduced newly appointed Willow Elementary School Principal, Jill Kiernan.

League of California Cities Regional Public Affairs Manager Teresa Acosta introduced herself to the City Council and community as the representative for Agoura Hills.

CITY COUNCIL CONSENT CALENDAR

There were no public speakers.

On a motion by Councilmember Schwarz, second by Mayor Pro Tem Weber, the Consent Calendar was approved 5-0.

1. Approve Minutes of the Regular City Council and Redevelopment Agency Meeting of July 9, 2008

ACTION: Approved 5-0

2. Approve Demand Warrant Register No. 591

ACTION: Approved 5-0

3. Approve Treasurer's Investment Report for June 2008

ACTION: Approved 5-0

4. Approve Consulting Services Agreement with Dapeer, Rosenblit & Litvak, LLP, for City Prosecuting Services

ACTION: Approved 5-0

5. Approve Consulting Services Agreement with Seven Elk Ranch Design, Inc., (Kay Greeley) for Landscaping and Oak Tree Consulting Services

ACTION: Approved 5-0

6. Approve Rejection of Claim for Damages for Sonya Martin

ACTION: Approved 5-0

7. Adopt **Resolution No. 08-1489**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE RETIREE WELFARE BENEFITS PLAN NO. 801972 AND THE DECLARATION OF TRUST OF THE CITY OF AGOURA HILLS RETIREE HEALTHCARE INTEGRAL PART TRUST FOR EXISTING AND FUTURE RETIREES

ACTION: Approved 5-0

8. Adopt **Resolution No. 08-1490**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ACCEPTING THE TRANSFER OF TITLE OF CERTAIN SPECIFIED PARCELS OF REAL PROPERTY AS DEDICATED OPEN SPACE AND AUTHORIZING THE CITY CLERK TO EXECUTE AND RECORD THE GRANT DEED AS NECESSARY

ACTION: Approved 5-0

9. Adopt **Resolution No. 08-1491**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, OVERTURNING THE PLANNING COMMISSION'S DENIAL AND APPROVING CONDITIONAL USE PERMIT CASE NO. 06-CUP-007 AND SIGN PERMIT CASE NO. 06-SP-037 (Danari Oak Creek, LLC, Applicant)

ACTION: Approved 5-0

**Convene the Agoura Hills Redevelopment Agency (RDA) Meeting
Without Adjourning the Agoura Hills City Council Meeting**

The meeting was called to order at 7:08 p.m. by Agency Chair Weber.

Present were: Agency Chair Denis Weber, Agency Vice Chair William Koehler, Agency Member John Edelston, Agency Member Dan Kuperberg, and Agency Member Harry Schwarz

Also Present were: Executive Director Greg Ramirez, Agency Attorney Craig Steele, Assistant Executive Director Nathan Hamburger, Assistant to the Executive Director Louis Celaya, Director of Finance Christy Pinuelas, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Associate Planner Valerie Darbouze, Oak Tree/Landscape Consultant Kay Greeley, Rincon Consultant

Abe Leider, City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, and Agency Secretary Kimberly Rodrigues.

RDA APPROVAL OF AGENDA

On a motion by Agency Member Edelston, second by Agency Member Kuperberg, the Agenda was approved without objection.

RDA PUBLIC COMMENTS

There were no public comments.

RDA CONSENT CALENDAR

There were no public speakers.

On a motion by Agency Member Kuperberg, second by Agency Member Schwarz, the Consent Calendar was approved 5-0.

RDA1. Approve Minutes of the Regular City Council and Redevelopment Agency Meeting of July 9, 2008

ACTION: Approved 5-0

RDA2. Approve Consulting Services Agreement with MDG-LDM Associates, Inc., for First Time Homebuyer Program Implementation Services and Single-Family Housing Rehabilitation Program Consulting Services

ACTION: Approved 5-0

At 7:10 p.m., on a motion by Vice Chair Koehler, second by Agency Member Edelston, the Redevelopment Agency unanimously consented to adjourn the meeting.

**Adjourn the Agoura Hills Redevelopment Agency (RDA) Meeting
Without Adjourning the Agoura Hills City Council Meeting**

CITY COUNCIL PUBLIC HEARING

10. Conduct a Public Hearing and Adopt **Resolution No. 08-1492**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, FINDING THE CITY OF AGOURA HILLS TO BE IN CONFORMANCE WITH THE CONGESTION

MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

Following presentation of the staff report, Mayor Edelston opened the Public Hearing.

There being no public speakers, Mayor Edelston closed the Public Hearing.

ACTION: Following discussion, the motion by Mayor Pro Tem Weber, to adopt **Resolution No. 08-1492**, was seconded by Councilmember Kuperberg, and approved on a roll call vote of 5-0.

CITY COUNCIL CONTINUED PUBLIC HEARING

11. Conduct a Continued Public Hearing to Consider an Appeal of the Planning Commission's Approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021 and a Vesting Tentative Parcel Map Case No. VTPM 67397, for Development of Two New Office Buildings of 9,658 Square-Foot and 20,002 Square-Foot on a Partially Developed Site at the Northwest Corner of Liberty Canyon and Agoura Road; an Oak Tree Permit to Encroach into the Protected Zone of 27 Oak Trees During Construction and to Remove 12 Oak Trees for the Proposed Development; a Vesting Tentative Parcel Map to Merge Six (6) Parcels into a Single Parcel; a Variance to Reduce the Required Number of Parking Spaces from 214 to 198 (Case No. 08-VAR-003); and Consideration of Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program (Applicant: 27489 Agoura Road, LLC) ~ *Continued from June 11, 2008*

Mayor Edelston announced that the open Public Hearing had been continued from June 11, 2008 and public testimony would be received this evening.

Following presentation of the staff report, Mayor Edelston opened the floor for public comment.

The following persons spoke on behalf of the applicant:

Michael Browsers, Behr Browsers Architects, Woodland Hills
Marc Spellman, Applicant, Hidden Hills

The following persons spoke:

Robin Morselli, Agoura Hills
Steve Merriett, Agoura Hills
Rudy C'Dealva, representing Liberty Canyon HOA, Agoura Hills
Rich Lawson, representing Liberty Canyon HOA, Agoura Hills
Joan Yacovone, representing Liberty Canyon HOA, Agoura Hills

Rose Topliss, Agoura Hills

There being no further public speakers, Mayor Edelston closed the Public Hearing.

ACTION: Following discussion, the motion by Councilmember Kuperberg, to adopt Resolution Nos. 08-1493, 08-1494, and 08-1495 (including the amended conditions), with the color of the buildings subject to review and approval by the Director of Planning and Community Development, was seconded by Mayor Pro Tem Weber, and unanimously approved 5-0.

CITY COUNCIL PUBLIC HEARING/ORDINANCE

12. Introduce, Read by Title Only, and Waive Further Reading of **Ordinance No. 08-354**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING ZONING ORDINANCE SECTIONS 9655.4, 9655.4.D, 9655.4.I, AND 9655.10.A.4 (SIGN REGULATIONS) (CASE NO. 08-ZOA-004)

Following presentation of the staff report, Mayor Edelston opened the Public Hearing.

There were no public speakers.

ACTION: Following discussion, the motion by Councilmember Kuperberg, to continue the open Public Hearing to August 27, 2008, was seconded by Mayor Pro Tem Weber, and approved 5-0.

CITY COUNCIL, STAFF COMMENTS

Councilmember Schwarz noted that he attended the Face to Face concert, a tribute to Elton John and Billy Joel, last Sunday and commended Community Services Director Amy Brink and staff on the success of both the *Summer Concerts in the Park Series* and the *Movies in the Park Series* and that he looked forward to next year's annual event.

ADJOURNMENT

At 9:13 p.m., on a motion by Councilmember Koehler, second by Councilmember Kuperberg, the City Council unanimously consented to adjourn the meeting to 7:00 p.m., Wednesday, August 27, 2008, for a Regular Meeting of the City Council in the Council Chambers of the Civic Center with a Closed Session at 6:00 p.m. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

Kimberly M. Rodrigues, CMC
City Clerk/Agency Secretary

APPROVED/ADOPTED BY
CITY COUNCIL #11

SO as amended

REPORT TO CITY COUNCIL

DATE: AUGUST 13, 2008

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER *[Signature]*

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT *mk*

COPY

SUBJECT: CONTINUED PUBLIC HEARING ON AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009, OAK TREE PERMIT CASE NO. 06-OTP-021 AND VESTING TENTATIVE PARCEL MAP CASE NO. VTPM 67397, FOR DEVELOPMENT OF TWO NEW OFFICE BUILDINGS OF 9,658 SQUARE-FEET AND 20,002 SQUARE- FEET ON A PARTIALLY DEVELOPED SITE AT THE NORTHWEST CORNER OF LIBERTY CANYON AND AGOURA ROAD; AN OAK TREE PERMIT TO ENCROACH INTO THE PROTECTED ZONE OF 27 OAK TREES DURING CONSTRUCTION AND TO REMOVE 12 OAK TREES FOR THE PROPOSED DEVELOPMENT; A VESTING TENTATIVE PARCEL MAP TO MERGE SIX (6) PARCELS INTO A SINGLE PARCEL; A VARIANCE TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM 214 TO 198 (CASE NO. 08-VAR-003); AND CONSIDERATION OF ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM (APPLICANT: 27489 AGOURA ROAD, LLC)

On June 11, 2008, the City Council conducted a public hearing to consider an appeal of the Planning Commission's approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021, and Vesting Tentative Parcel Map No. 67397. The project consisted of the development of two new office buildings and the remodeling of the existing office building on a partially developed 4.18-acre site at the northwest corner of Liberty Canyon Road and Agoura Road. Specifically, the project consists of a 9,658 square-foot, one-story, professional office building (Building B) and a 20,002 square-foot, two-story medical office building (Building C) with on and off-site improvements. The project requires encroaching into the protected zone of 27 oak trees, and removing 12 oak trees for the proposed construction. In addition, a Vesting Tentative Parcel Map was proposed to merge six lots into one.

At the June 11, 2008 City Council meeting, there was much discussion regarding the large oak tree located adjacent to Liberty Canyon Road which was proposed to be removed. The Council continued the public hearing in order for the applicant to explore options that could save that oak tree.

The applicant has submitted the attached revised site plan which maintains the same floor area for Building B, but the building has been shifted away from the oak tree by moving it 7 feet to the west and 4 feet to the north. The walkway adjacent to the building has been eliminated to further reduce encroachment from the west. The driveway off Liberty Canyon Road has been moved 4 feet to the north to reduce encroachment from the north. This is possible because the driveway is now proposed to be restricted to right turn in and right turn out movements only thereby obviating the left turn pocket. Encroachment from the east has been reduced by approximately 17 feet by not fully widening Liberty Canyon Road adjacent to the upper pad. A 2-foot to 5-foot high retaining wall is also proposed along the street adjacent to the sidewalk. In addition, there is a new driveway that connects Building B with the lower pad which would allow internal vehicular and pedestrian access between the upper pad and the lower pad. A new separate handicap pedestrian walkway/ramp is also proposed that connects Building B with the sidewalk on Liberty Canyon Road.

The City's Oak Tree Consultant has reviewed the revisions and finds that the amount of encroachment on the oak tree has been reduced to a level in which she feels comfortable in recommending that it be retained, provided that careful monitoring be conducted during the grading and construction phases of the project. Also, the oak tree mitigation measures would apply to the 11 oak trees that are proposed to be removed.

The City Engineer also finds the revisions acceptable from a public safety standpoint as a 5 to 6 ft. wide raised median on Liberty Canyon is proposed to be extended further north and signage posted to preclude U-turns at the freeway interchange. In order to minimize encroachment, the sidewalk will be adjacent to the curb by the tree, but will meander further south. The sidewalk will continue north toward the freeway off ramp. Liberty Canyon Road will consist of two southbound lanes within a 26 ft. wide paved roadway, but there will be no on-street parking adjacent to the upper pad. The Fire Department finds that the 26 ft. roadway width to be acceptable, provided that a section of the median has a rolled curb to allow direct emergency access in and out of the site.

The revisions proposed by the applicant will essentially still retain the same dimensions of the wildlife movement corridor as previously proposed. A parking lot landscape planter north of Building B has been reduced in width, as a result of Building B and the driveway being shifted slightly as described above. However, this change does not encroach into the wildlife movement corridor. The new driveway that connects the upper pad with the lower pad and the new handicap access ramp that connects the upper pad with the sidewalk will require retaining walls and will result in some impacts to the oak grove south of Building B. However, the large oak tree adjacent to Liberty Canyon Road will remain. All the previous conditions and mitigation measures associated with the wildlife movement corridor will remain and the proposed revisions will not change any of the findings in the Mitigated Negative Declaration.

The new proposed interior driveway connecting the upper pad with the lower pad will result in a loss of 13 parking spaces in the lower pad and 3 in the upper pad. The proposed development requires 214 parking spaces and 215 parking spaces were previously proposed. The revised

project proposes 198 parking spaces and thus the applicant is seeking approval of a Variance to reduce the parking requirement from 214 spaces to 198 spaces, a 7.5% reduction.

Details of the parking calculations are provided below.

Building	Parking Ratio	Square Feet (% of the Total)	Required # of Parking Spaces (% of Total)	Proposed # of Parking Spaces
Building A (general office):	1/300	24,540 (45.28%)	82 spaces (38.32%)	169 spaces
Building C (medical office):	1/200	20,002 (36.90%)	100 spaces (46.72%)	
Building B (general office):	1/300	9,658 (17.82%)	32 spaces (14.95%)	29 spaces
Total:		54,200 sqft.	214 spaces	198 spaces (-16 spaces or 7.5% reduction)

The applicant is requesting that a Variance be considered by Council in addition to the Site Plan/Architectural Review, Oak Tree Permit, and Vesting Tentative Parcel Map applications.

In order for the City Council to grant approval of the Variance, each of the following five (5) findings must be made pursuant to Section 9676.2.E. of the Zoning Ordinance:

- A. *Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.* Adding a required secondary driveway between the parking lots, while improving internal circulation has impacted the space available for parking on both pads. The pad where Building B is proposed is rather small and bordered by an oak tree grove and the pad where Building C is proposed is limited to above ground parking only, due to site constraints and the required SCE easement.
- B. *The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.* This is an isolated commercial site adjacent to a residential/open space area and the reduction in parking helps retain a large oak tree and helps preserve the character of the area.
- C. *The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.* The Zoning Ordinance requires more parking for medical offices than general offices. If Building C were to be occupied by general office use, there would be sufficient parking. However, Building C is proposed as medical office and will serve the

- D. *The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.* The proposed Variance constitutes a minor reduction of 7.5% from the Code requirement. Except for this reduction in parking, the project meets or exceeds all requirements of the Zoning Ordinance. The reduction in parking is necessitated by the driveway between Buildings B and C which is intended to improve internal circulation.
- E. *The granting of the Variance will be consistent with the character of the surrounding area.* This reduction in parking helps to retain the dimensions of the wildlife movement corridor and the existing topography of the site.

The undergrounding of the utility lines was also discussed at the June 11, 2008 City Council meeting. As follow-up, City staff, the applicant, representatives of SCE, and Ms. Fran Pavley met to discuss options. There are both transmission lines and distribution lines presently on and adjacent to the site. The Municipal Code requires only the distribution lines to be undergrounded and this project will comply with that requirement. Options to underground or relocate the transmission lines were explored, but issues arise such as the significant costs and that the necessary grading for undergrounding would create impacts upon the creek, oak trees, and the wildlife movement corridor.

RECOMMENDATION

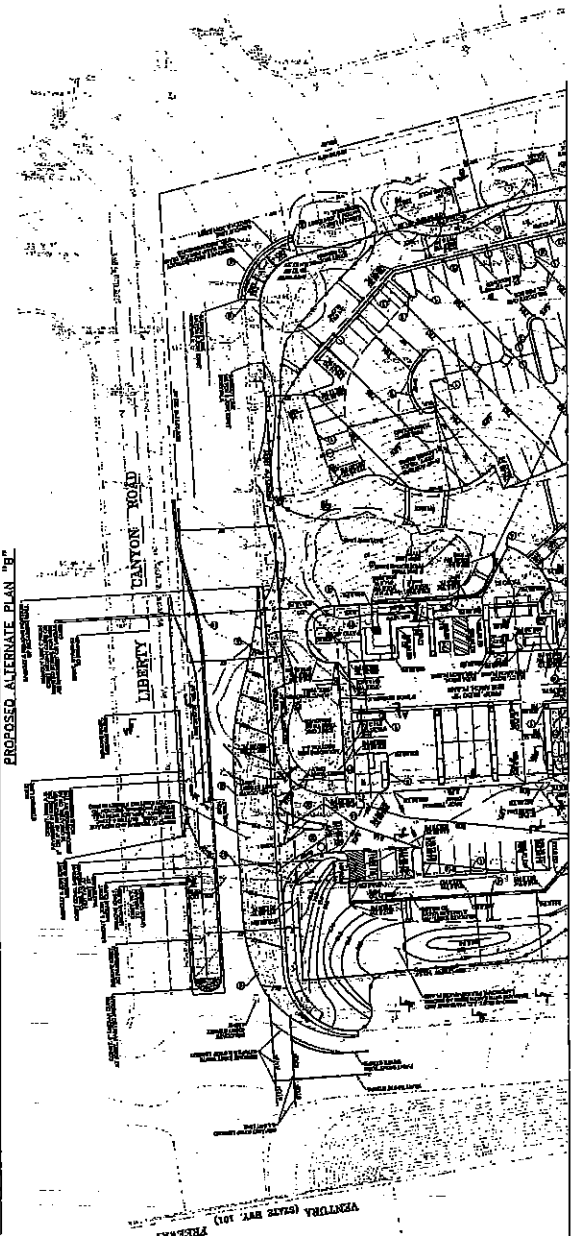
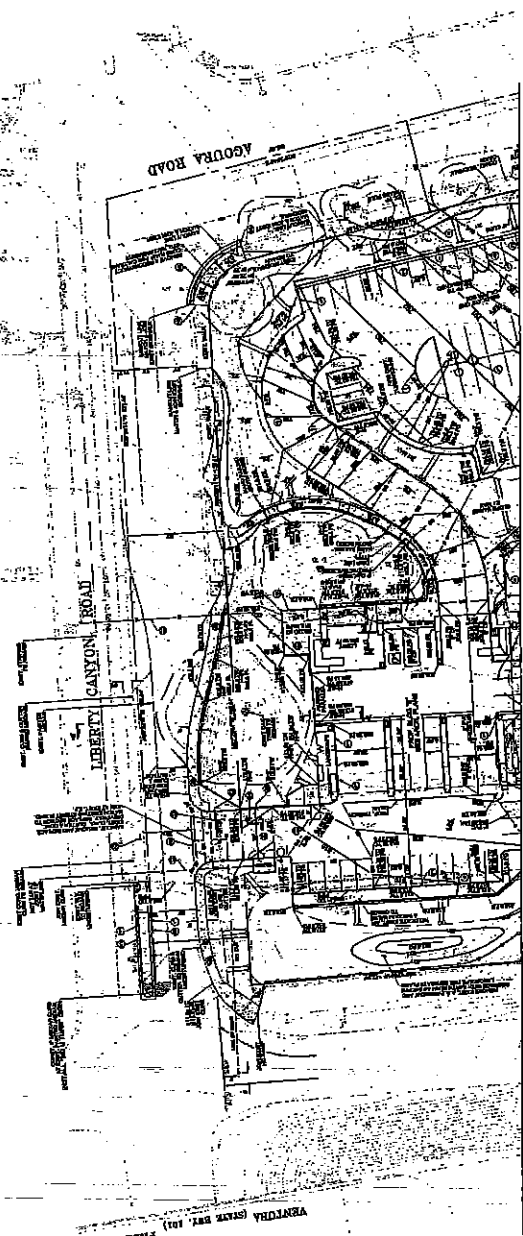
If the City Council's decision is to approve Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021, Vesting Tentative Parcel Map No. 67397, and Variance request 08-VAR-003, as revised, it is recommended that the Council adopt the attached draft Resolution No. 08-1493, Resolution No. 08-1494 and Resolution No. 08-1495 including the conditions of approval. Adoption of the resolutions would also include the City Council's adoption of the Final Mitigated Negative Declaration prepared for the project, finding that it adequately analyzes the project's environmental impacts, and adopting the proposed Mitigation Monitoring Program prepared for this project. The Council may also choose to add to or modify the findings of the resolution as well as the conditions of approval. If the Council's decision is to deny the project, staff would prepare a Resolution of Denial for the Council's adoption at the next City Council meeting.

- Attachments: 1. ~~City Council Draft Resolution of Approval No. 08-1493 (SPR/OTP) with Conditions of Approval, including Mitigation Monitoring Program.~~
2. ~~City Council Draft Resolution of Approval No. 08-1494 (VTPM) with Conditions of Approval.~~
3. ~~City Council Draft Resolution of Approval No. 08-1495 (VAR) with Conditions of Approval.~~
4. ~~Exhibit A: Reduced Copy of the Revised Project Plans~~
5. ~~Exhibit B: June 11, 2008 Meeting Packet~~
6. ~~Exhibit C: Letters~~



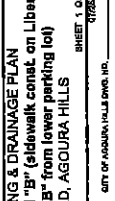
CONSTRUCTION LEGEND:

- 1. CONSTRUCT 6" CONC. CURB
- 2. CONSTRUCT 6" CONC. CURB & GUTTER.
- 3. CONSTRUCT 3" WIDE CONC. RUBBER GUTTER.
- 4. CONSTRUCT 4" WIDE CONC. RUBBER GUTTER.
- 5. SAWCUT LINE.
- 6. CONSTRUCT CURB DRAIN.
- 7. PLACE 2" A.C. OVERLAY OVER EXIST. A.C. PAVEMENT.
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SCALE: 1" = 30'

PRELIMINARY GRADING & DRAINAGE PLAN
PROPOSED ALTERNATE PLAN 'B' (sidewalk const. on Liberty
 Cyn only, access to bldg 'B' from lower parking lot)
 27469 AGOURA RD., AGOURA HILLS
 PROJECT NO. _____ SHEET # OF 3
 07/20/20

CITY OF AGOURA HILLS APPROVAL
 PREPARED BY: _____ DATE: _____
 REVIEWED BY: _____ DATE: _____
 ENGINEER: _____
 CITY ENGINEER

PLANNING COMMISSION APPROVED PLAN
 PREPARED BY: _____ DATE: _____
 REVIEWED BY: _____ DATE: _____
 ENGINEER: _____
 CITY ENGINEER

LIBERTY CIVIL, INC.
 10111 AGOURA HILLS ROAD, SUITE 100
 AGOURA HILLS, CA 91301
 (661) 261-1111
 www.libertycivil.com

REV.	SYMBOL	DESCRIPTION OF CHANGE	DATE

UNDERGROUND SERVICE ALERT
 CALL TOLL FREE
 1-800-367-8600
 TWO WORKING DAYS BEFORE YOU DIG

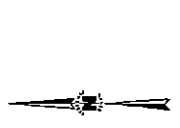
- CONSTRUCTION LEGEND:**
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 - 2. CONSTRUCT 4" CONC CURB & GUTTER
 - 3. CONSTRUCT 3" WIDE CONC. RIBBON GUTTER
 - 4. CONSTRUCT 12" RETAINING WALL
 - 5. CONSTRUCT 12" CONC. RIBBON GUTTER
 - 6. PLACE 7" C. OVERLAY OVER EXIST. A.C. PAVEMENT
 - 7. CONSTRUCT CURB DRAIN
 - 8. UNDERGRAUNDED
 - 9. CONSTRUCT 6" CONC. SIDEWALK PER DETAIL HEREON
 - 10. CONSTRUCT 6" CONC. SIDEWALK PER DETAIL HEREON
 - 11. INSTALL WATER SERVICE FOR FEED. BLDG. "A"
 - 12. CONSTRUCT 12" CONC. SIDEWALK PER DETAIL HEREON
 - 13. CONSTRUCT 12" CONC. SIDEWALK PER DETAIL HEREON
 - 14. EXIST. ELECTRICAL TO REMAIN
 - 15. REQUIRED 7' MIN. CLEARANCE IN FRONT OF TRANSFORMER FOR
 - 16. CONSTRUCT BANDER WALL
 - 17. INSTALL SEWER CLEANOUT AT EXIST. ANGLE POINT ON EXIST. SEWER
 - 18. CONSTRUCT PERMEABLE PAVEMENT ON SAND BASE PER SOILS
 - 19. ENGINEER RECOMMENDATIONS
 - 20. DECORATIVE PAVING PER ARCHITECTURAL PLANS
 - 21. CONSTRUCT 12" CONC. SIDEWALK PER DETAIL HEREON ON SAND BASE PER
 - 22. SOILS ENGINEER RECOMMENDATIONS
 - 23. RESTRIPE PARKING TO PROVIDE ADJ. ACCESS TO EXIST. BLDG.
 - 24. INSTALL 12" DIA. 8'-1.5" ONE WAY IN-RT.
 - 25. PAINT "ONLY" STRIPING & RIGHT TURN ARROW.
 - 26. PAINT "STOP" & STOP BAR AT TRIPING.
 - 27. CONSTRUCT 12" CONC. SIDEWALK PER DETAIL HEREON
 - 28. INSTALL 12" DIA. 8'-1.5" ONE WAY IN-RT.
 - 29. CONSTRUCT 6" WIDE MIN CONC. SIDEWALK.

PROPOSED PARKING GAR CALCULATION

BLDG. "A" 4' x 10' 100 Pkg spaces (includes parking lot on conveyance property)
 BLDG. "B" 4' x 10' 100 Pkg spaces
 TOTAL 200 Pkg spaces

PLANNING COMMISSION APPROVED PLAN PARKING CALCULATION

BLDG. "A" 4' x 10' 100 Pkg spaces (includes parking lot on conveyance property)
 BLDG. "B" 4' x 10' 100 Pkg spaces
 TOTAL 200 Pkg spaces



PRELIMINARY GRADING & DRAINAGE PLAN
PROPOSED ALTERNATE PLAN "B" - COMPOSITE (elddwalk
conest on Liberty Cyn only, access to bldg "B" from lower parking
 lot)

PROJECT NO. 27489-AGOURA RD. AGOURA HILLS SHEET 2 OF 2
 07/20/2008

AGOURA HILLS

REVIEWED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

PREPARED BY: **WESTLAKE CIVIL, INC.**
 11111 Westlake Blvd., Westlake, CA 91361
 (818) 390-1111

APPROVED UNDER NO. 1058

REV.	REVISION	DATE

City of Agoura Hills Approval

DATE: _____

DATE: _____

DATE: _____

RESOLUTION NO. 08-1493

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, UPHOLDING THE DECISION OF THE PLANNING COMMISSION AND APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009, AND OAK TREE PERMIT CASE NO. 06-OTP-021 AND ADOPTING THE PROJECT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM

Section I. An application was duly filed by 27489 Agoura Road, LLC, with respect to the real property located at 27489 Agoura Road (Assessor's Parcel Nos. 2064-006-006, 007, 009, 016, 018 & 019) requesting approval of a Site Plan/Architectural Review to allow the construction of a new 9,658 square-foot, one-story office building and a 20,002 square-foot, two-story medical office building on a partially developed site; a request for an Oak Tree Permit to encroach into the protected zone of 27 oak trees and remove 12 oak trees for the proposed development; and a request to adopt a Mitigated Negative Declaration and a Mitigation Monitoring Program. A Public Hearing was duly held by the Planning Commission on May 1, 2008 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing on May 1, 2008. The Planning Commission approved Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-009, and Vesting Tentative Parcel Map 67397 on a 4-0 vote (Commissioner Rishoff absent), per Resolution No. 935, and adopted the Mitigated Negative Declaration and Mitigation Monitoring Program.

Section II. An appeal of the Planning Commission's approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021 and Vesting Tentative Parcel Map was filed by the City Council on May 14, 2008 with respect to the property described in Section I hereof. A hearing on the appeal was duly held and public testimony was given on June 11, 2008 at 7:00 p.m., in the City Council chambers of the City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, California. Notice of time, date, place and purpose of the aforesaid hearing was duly given. The public hearing was continued to August 13, 2008 for the applicant to redesign the project.

Section III. The Council considered the revised plan on August 13, 2008 with a revision to the Oak Tree Permit which now requests the removal of 11 oak trees instead of 12 oak trees a parking Variance to reduce the required number of spaces from 214 to 198 (See Resolution No. 08-1495 regarding the Variance).

Section IV. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section V. Pursuant to Sections 9677.5 and 9677.7.G. of the Agoura Hills Zoning Ordinance, the City Council finds that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. The property designation allows for

Resolution No. 08-1493

development of a professional and medical office building use and the proposal meets the development standards for the BP-OR-FC zone relative to lot coverage, setbacks from property lines and building height.

B. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The buildings will be constructed to comply with the most recent Building Code requirements. Building occupants are restricted to operating indoor only and are subject to the Zoning Ordinance standards with respect to noise, light, and operation. Controlled lighting and native landscaping will ensure adjacent wildlife circulation is maintained. The driveway and distribution of the parking were designed to limit conflicts between pedestrian and vehicles. The project site is designed to screen headlights onto the right-of-way. The roadway was widened to improve traffic conditions. The access in and out of the site is conditioned to maximize safety in the right-of-way. The placement and design of the buildings would preserve the light, air, privacy to the adjacent parcels and the equipment and refuse enclosure will be located a considerable distance from the public.

C. The proposed use, as conditioned, will not conflict with the character and design of the buildings and surrounding area and is compatible with the surrounding properties. The design of the proposed development would provide a desirable environment of its occupants, as well as for its neighbors. The business park is aesthetically of good composition, materials, textures, and colors. The contemporary building design is compatible with the variety of architectural styles in the area. The pedestrian-oriented office park increases compatibility with nearby residential properties. The office buildings are designed to fit within their surrounding topography. The proposed commercial office use is consistent with the neighboring office use and serves as a transitional use between the freeway and residential units south of Agoura Road. The project is compatible with the City's low intensity development style. The project design successfully incorporates the existing structure into the office expansion with respect to architectural design, on-site pedestrian and vehicular circulation and the preservation of the natural resource. The interpretation of the City Architectural Standards and Guidelines for this project has resulted in a project design that combines contemporary and rustic features that comply with the desired image of freeway corridor development.

D. As conditioned, the design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof and that will not create traffic hazards or congestion. Access to the site would be via two independent driveways which would divide the traffic into two egress/ingress points limiting impact of the added traffic on existing arterials traffic levels near the residential development. An internal driveway provides circulation within the site. Street improvements are provided to accommodate the increased traffic and maintain safety at the less traveled intersection. The development will improve the unattended two-third of the overall site and provide for an opportunity for additional landscaping and buffer from the freeway noise. All corners of the intersections are developed.

E. The proposed use, as conditioned, and the condition in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The project will be designed to comply with the most recently adopted Building Code. In addition, the project complies with standards that include preservation of light, air and views. Egress and ingress to each building were divided into two access points, one on Liberty Canyon and one Agoura Road. Finally, the project will be served by an existing and adequate sewer system.

Resolution No. 08-1493

F. The distance from other similar and like uses is sufficient to maintain the diversity of the community, because the proposed office use is adjacent to residential and open space. The site is zoned for office commercial type uses. The office type use is an appropriate land use within the freeway corridor and provides a buffer between the freeway and the residential parcels. The nearest off-site office use within the City limits is located approximately 3,500 feet to the west, on Agoura Road.

G. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan and the design of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and General Plan. The proposed office building is a permitted use as prescribed in the General Plan Land Use Element. The project provides employment, maintains a professional identity, and is incorporated into its surrounding and has exceeded the minimum development standards established by the Zoning Ordinance. The project provides an efficient way to allow the wildlife to coexist within the urban setting. The wildlife corridor will be returned to a natural form and the grading of the parcel links in the most naturalistic manner to the topography of surrounding parcels. The development has been conditioned to provide the replacement of oak trees into the Landscape Plan and the total count of trees will exceed the number of existing trees. The landscaping will ensure the continued preservation of on-site and off-site biological habitat.

Section VI. The removal of the twelve (11) oak trees will be mitigated by the addition of forty-eight (48) oak trees per the requirements of the City of Agoura Hills, Oak Tree Preservation Guidelines, Appendix A. New Oak trees are required on site as well as in the right-of-way to preserve the rustic character of the community.

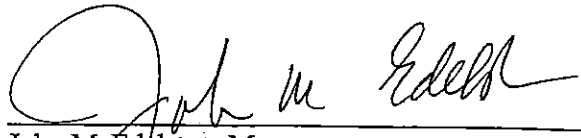
Section VII. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the City Council, the City Council finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The City Council has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The City Council hereby adopts the Mitigated Negative Declaration and the attached Mitigation Monitoring Program.

Section VIII. Based on the aforementioned findings, the City Council hereby upholds the Planning Commission's decision and approves Site Plan/Architectural Review Case No. 06-SPR-009, and Oak Tree Permit Case No. 06-OTP-021, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 13th day of August, 2008 by the following vote to wit:

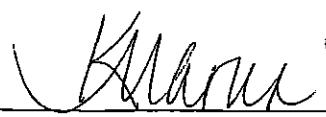
AYES: _____ (5) Edelston, Weber, Koehler, Kuperberg, Schwarz
NOES: _____ (0)
ABSTAIN: _____ (0)
ABSENT: _____ (0)

Resolution No. 08-1493

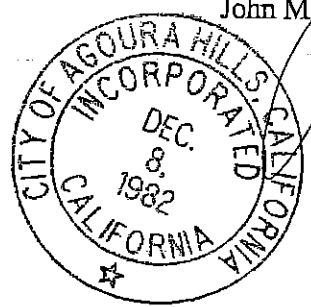


John M. Edelston, Mayor

ATTEST:



Kimberly M. Rodrigues, City Clerk



CONDITIONS OF APPROVAL
CASE NOS. 06-SPR-009, 06-OTP-021, AND VTPM 67397

PLANNING CONDITIONS

Entitlement Requirements

1. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of these Permits with the Department of Planning and Community Development.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans, Roof Plan, Landscape Plan and Grading Plan.
3. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has filed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
7. No occupancy shall be granted for any building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
8. Unless this permit is used within two (2) years from the date of City approval, Case Nos. 06-SPR-009 and 06-OTP-021 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
9. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
10. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.

Conditions of Approval

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11. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
12. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District that will be increased to \$0.47 per square-foot of new floor area as of May 12th, 2008.
13. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.9223 per square-foot of new floor area.
14. Prior to issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until the City's Environmental Planner is notified and a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
15. The approved grading plan and construction plans, resolution, conditions of approval, the mitigated negative declaration and the mitigation monitoring and reporting program and a color and material board shall be on site at all time during the construction of the project.
16. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.

Construction Requirements

17. Prior to the starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Planning and Community Development. Temporary construction fencing and gates shall be maintained in good order at all times.
18. All proposed retaining walls shall consist of materials subject to review and approval by the Director of Planning and Community Development.
19. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.
20. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or holiday.

Conditions of Approval

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21. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
22. A detailed Lighting and Photometric Plan shall be submitted for review and approval by the Director of Planning and Community Development, prior to issuance of a Building Permit.
23. A copy of all communications between the City and the applicant pertaining to the approved plans shall be kept on-site at all times.
24. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
25. Intermittent inspections shall be scheduled by the applicant as required by the Building and Safety Department and coordinated with the Engineering and Planning Departments.

Solid Waste Management Requirements

26. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
27. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a

Conditions of Approval

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certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

28. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

Environment Requirements

29. The applicant shall comply with each mitigation measure listed in the Final Mitigated Negative Declaration and outlined in the Mitigation Monitoring Program for the project approved on May 1st, 2008. The Mitigation Monitoring Program is attached to these Conditions of Approval.
30. A list of all project conditions of approval and mitigation measures found in the Mitigated Negative Declaration shall be included, along with a signed copy of the Resolution, on the construction plans submitted prior to issuance of a Grading or Building Permit.
31. Air quality measures (Rule 403) shall be copied onto the cover sheets of the Grading Plans.

Landscape/Oak Tree Requirements

Oak Trees

32. The applicant is permitted to remove the following eleven (11) oak trees in order to complete the approved site development program: Oak Tree Numbers 11, 13, 19, 29, 30, 42, 43, 44, 47, 48, and 50.
33. The applicant is permitted to encroach within the protected zone the following oak trees in order to complete the approved site development program: Oak Trees Number 1 through 10, 12, 17, 18, 21, 23, 27, 31 through 41, and 49.
34. No activities are permitted within the protected zone of the remaining eleven (11) oak trees. They are to be preserved in place with no impacts.
35. In order to mitigate the removal of the eleven (11) oak trees listed above, the landscape plan shall include at least one hundred twenty-six inches (126") of diameter of new oak trees within the landscape. A minimum of forty-eight (48) new oak trees must be planted. The sizes shall include at least eleven (11) thirty-six inch (36") size box trees and twenty-two (22) twenty-four inch (24") box size trees. The exact species, planting sizes and planting locations shall be subject to review and approval by the City Oak Tree Consultant.
36. Should the Director and the City Oak Tree Consultant determine that the required number of oak trees cannot be planted on the subject site in a practical fashion, equivalent alternative mitigation shall be established through the establishment of an equivalent in-lieu fee and/or planting of mitigation trees on the adjacent property to

the north through a cooperative program with the Santa Monica Mountains Conservancy. The amount of the in-lieu fee shall be based upon tree appraisal standards contained in the 9th Edition of the Guide for Plant Appraisal.

37. The mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.
38. Prior to the start of any work or mobilization at the site, each oak tree to be preserved shall be fenced at the edge of the protected zone or at the approved work limits, in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations.
39. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start of approved work within the protected zone of an oak tree.
40. No grading, scarifying or other soil disturbance shall be permitted within the portion of the protected zone of any oak tree not directly impacted by the project construction.
41. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
42. All approved work performed within the protected zone of an oak tree shall be accomplished with hand tools only. All such work must be performed under the direct observation of the applicant's oak tree consultant unless otherwise approved by the City Oak Tree Consultant.
43. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
44. Any fertilization of the tree should be based on actual soil tests from the site. Fertilization is generally not necessary unless serious deficiencies are evident in the leaves.
45. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak trees at that time.
46. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning

operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.

47. No irrigation or planting shall be installed within the dripline of any existing or new oak tree unless specifically approved by the City Oak Tree Consultant.
48. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
49. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

Landscaping/Irrigation

50. Landscape plans shall be submitted for review and approval by the City Planning and Community Development Department prior to issuance of a Grading Permit.
51. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
 - Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval
52. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:

- Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
- h. The Planting Plan shall indicate the botanical name and size of each plant.
- i. Plant symbols shall depict the size of the plants at maturity.
- j. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
- k. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
- l. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
- m. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
- Design and static pressures
 - Point of connection
 - Backflow protection
 - Valves, piping, controllers, heads, quick couplers
 - Gallon requirements for each valve
- n. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
53. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
54. A minimum of twenty percent (20%) of the total lot shall be landscaped.

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55. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot. A calculation of the landscaped area proposed must be provided.
56. Unless otherwise approved by variance, a twenty-foot (20') deep landscape planter shall be provided along the right-of-way. No other use or storage may be placed within this area, including transformers and trash enclosures.
57. Unless otherwise approved by variance, parking lot planters shall have a minimum width of six feet (6') where parking abuts one side and a minimum width of eight feet (8') where parking abuts both sides.
58. All landscape planters must have a minimum width of four feet (4').
59. Undulating mounding shall be providing along the right-of-way having a minimum elevation variation of thirty inches (30").
60. Shade trees shall be provided to create fifty percent (50%) canopy coverage over the parking lot, including driveways and aisles, within fifteen (15) years after installation. Light standard locations shall be designed to minimize conflict with these trees. A final exhibit demonstrating coverage provided shall be submitted at the time of initial plan check.
61. In addition to any oak trees required for mitigation purposes, the landscape plan shall include two (2) twenty-four inch (24") box size oak trees. The species and planting location shall be subject to review and approval of the City Landscape Consultant.
62. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
63. Poor landscape practices such as topping, hedging and "lollipoping" shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
64. Landscaping in required yards must generally be bermed with a minimum elevation variation of thirty inches (30").
65. The final landscape plans shall consider and adhere to all mitigation measures contained in the Mitigated Negative Declaration prepared for the project by Rincon Consultants, Inc.
66. The landscape plan shall note that native plants shall be planted in the fall season just prior to the first rain event
67. The applicant shall plan for advance procurement of native species. These species will likely need to be grown via contract with a nursery specializing in locally native plants.

68. Irrigation equipment within the wildlife corridor area shall be separate from the remainder of the project. Temporary irrigation shall be provided, to include an automatic controller. The irrigation shall be installed and maintained by the applicant for a period of three (3) years from installation.
69. At least two (2) quick couplers shall be provided within the wildlife corridor.

ENGINEERING CONDITIONS

70. PRIOR TO FINAL MAP RECORDATION

- 1.01 Dedicate the following right-of-way in locations listed below:

Dedicate all required and identified right-of-way to the City of Agoura Hills as a part of Parcel Map finalization. The intent is to have 50' wide half street right-of-way and physical street improvements on Agoura Road and Liberty Canyon Road at the project site.

- 1.02 Dedicate or reserve the following public utility easement(s) and emergency access easement(s):

Any and all relocations and creation of public utility easements (i.e.: relocated SCE overhead lines) shall be done as part of the Final Parcel Map.

- 1.03 Restrict vehicular access as follows: to only those access points as shown on the approved Tentative Map No. 67397.

- 1.04 Vacate any remaining portions of Vendell Place right-of-way.

- 1.05 Provide a copy of proposed Covenants, Conditions and Restrictions, as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.

- 1.06 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.

- 1.07 Provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.

- 1.08 Provide a preliminary title report not older than 30 days.

71. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)

A. General

- 2.01 Prior to Building Permit issuance, record Parcel Map No. 67397 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer. NOTE: Map must be recorded prior to issuance of a Building Permit. This requirement cannot be deferred until Occupancy.
- 2.02 The project will require a subdivision map to be processed, and this development plan shall only proceed to the Planning Commission concurrently with the required subdivision map. **PM 67397 has already been submitted for processing.**
- 2.03 This project requires a Certificate of Compliance with Record of Survey/ Lot Line Adjustment/ Dedication of Easement to be processed.
- 2.04 All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
- 2.05 Provide a copy of proposed Covenants, Conditions and Restrictions, as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.
- 2.06 For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
- 2.07 Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
- 2.08 Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department. **TIF improvements shall only be given for improvements on Agoura Road frontage as outlined in the City's approved TIF ordinance.**

- 2.09 Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 2.10 Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
- 2.11 The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
- 2.12 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer. The report shall be reviewed and approved by the City Geotechnical/Geological Consultant.
- 2.13 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project is subject to a permit from the following agencies, if required:
 - Caltrans
 - Los Angeles County Flood Control District (LACFCD) – for any encroachment into their right-of-way, and/or connection to their facilities, and for any facilities that will be turned over for their ownership and maintenance.
 - Las Virgenes Municipal Water District
 - Regional Water Quality Control Board
 - Army Corps of Engineers (ACOE)
 - California Department of Fish & Game
 - Southern California Edison
 - Santa Monica Mountain Conservancy
- 2.14 Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction.

Contact Engineering Department @ 818.597.7322 for approved City certification forms.

B. Public Improvements

Refer to attached Exhibit 'A' for Plan Check Submittal Requirements.

- 2.20 Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. All public improvements shall be designed and constructed to the satisfaction of the City Engineer. Previous infrastructure plans will continue to be plan checked from the point of the previous check.

Improvement Item	AGOURA ROAD AND LIBERTY CANYON ROAD
Curb & Gutter	Replace Damaged – on both roads
PCC Drive Approach	New – on Liberty Canyon Road Replacement – on Agoura Road
Sidewalk	New – Retaining curb along sidewalk Replacement - As deemed necessary – see § 2.23
ADA Access Ramp	New – Add detectable warnings (truncated domes) on all existing curb ramps in compliance with ADAAG and 2007 CBC requirements. Replacement - Remove existing non-conforming curb ramp and reconstruct curb ramp with required landing in the back and transitions with retaining curb.
Planting	Trees Landscaping (with irrigation)
Raised Median	Landscaping (with irrigation) – As approved during plan check Hard Landscaping- As approved during plan check Median extension on Liberty Cyn shall be built with rolled-curb @ portion in front of proposed driveway for ingress and egress purposes for emergency vehicles only.
Street Lights	New - As approved during plan check Relocation – If deemed necessary during plan check
Sewer Service (See Section 20)	Lateral

Improvement Item	AGOURA ROAD AND LIBERTY CANYON ROAD
All water appurtenances are per LVMWD standards. (See Section 2D)	Yes
Storm Drain (See Section 2E)	Catch Basin
Traffic Signal Facilities (See Section 2G)	Relocation – if required for ADA pathway clearance
Traffic Signaling and Striping (See Section 2G)	New
Bus Stop and/or Turn-out (See Sec. 2G)	Modification – <u>see § 2.23</u>
Underground Overhead Utilities	Yes – as applicable per the City's municipal code
Other required improvements:	Recycled water line is present along Agoura Road frontage. Applicant shall connect to existing line to service all landscaped areas, and design network with purple pipe and appurtenances accordingly.

- 2.21 The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay or slurry seal: Agoura Road and Liberty Canyon Road.
- 2.22 This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
- 2.23 Other conditions:
- Remove existing non-conforming curb ramp and reconstruct curb ramp with required landing and transitions with retaining curb.
 - Provide detectable warnings on all on-site and/or off-site ramps or walks where pedestrians (with visual disability) are required to enter hazardous vehicular areas.
 - Remove and reconstruct all displaced and unsafe sidewalk along property frontage on Agoura Road and Liberty Canyon Road as directed by the City Engineer.

- Remove interfering portion of curb, gutter and A.C. pavement on Agoura Road and install reinforced concrete pad for bus stop, widen sidewalk near bus stop to facilitate bench and trash receptacle as directed by the City Engineer.

C. Sewer

- 2.30 An 8-inch sewer line is available for connection by this project along Agoura Road as well as Liberty Canyon Road.
- 2.31 Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.

D. Water

- 2.40 All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City. Prior to Building Permit issuance, applicant shall provide a copy of the "will-serve" letter from LVMWD.

E. Drainage/Hydrology

- 2.50 A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
- 2.51 Proposed site/portion of site falls within SFHA (Special Flood Hazard Area) as indicated on the FIRM (Flood Insurance Rate Maps) and is subjected to flooding in a 100 year frequency storm. This site plan will be subject to the provisions of the National Flood Insurance program and comply with the City's Flood Damage Prevention Ordinance #2409.
- 2.52 Other Conditions:
 - Post-development flow shall not exceed pre-development condition. Any excess flow shall be detained on site by approved methods by City Engineer.
 - Post development flows shall not adversely alter current natural condition of adjacent flood channel. Additional measures, as approved by City Engineer may be required if determined necessary at Plan Check stage.

F. Stormwater (NPDES)

- 2.60 Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
- Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
- 2.61 Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Urban Stormwater Mitigation Plan (USMP) shall be submitted to and approved by the Engineering Department. The USMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.
- 2.62 All projects that develop one (1) acre or more of total land area, or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The

applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department.

- 2.63 SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
- Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.

G. Traffic/Transportation

- 2.70 The applicant is required to submit a focused traffic impact study. The study shall address any or all of the following issues as required by the City Engineer: parking, on- and off-site circulation, and/or build-out and future years traffic Level of Service (LOS) and impacts at intersections selected by the City. Any requirements or mitigating measures identified by the said study will become automatic conditions of approval for this project.

72. PRIOR TO CERTIFICATE OF OCCUPANCY

- 3.01 All remaining fees/ deposits required by the Engineering Department must be paid in full.
- 3.02 All requirements including construction of improvements covered in Section 2 must be completed to the satisfaction of the City Engineer.
- 3.03 The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.*
- 3.04 The applicant shall *record a covenant for continued stormwater maintenance, using City-approved forms*, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
- 3.05 All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

BUILDING AND SAFETY CONDITIONS

- 73. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for the residence. Fire Sprinklers are required per Sec. 904.2.9 of the Agoura Hills Building Code.
- 74. The City Building Code requires that a minimum setback of structure to toe of slope per Agoura Hills Building Code, Sec. 1806.5.3 shall be demonstrated. Minimum setback from a descending slope is H/2, ($\frac{1}{2}$ the vertical height of the slope, including portions not on property), or provide the equivalent protection determined by the soils engineer. This deviation will need to be verified by City soils engineer and approved by Building Official.
- 75. Exterior elements and materials must be in compliance with all Fire Zone 4 requirements, Agoura Hills Building Code, Sec.6402.1.

76. Dual pane windows shall be utilized as required for Fire Zone 4 compliance.
77. Projects shall demonstrate the use of Class-A roofing material.
78. Preliminary and final site plan and construction plan shall show location of A/C condensing units or other HVAC equipment located on or around structure.
79. Building Permits shall not be issued until grading is approved and City, Fire District and all other Departments' requirements have been satisfied.

SPECIAL CONDITIONS

80. On-site decorative paving shall be provided at the driveway entrance serving the site and the walking pathway around the proposed buildings. The color, materials and length of the decorative paving shall be subject to review and approval by the Director of Planning and Community Development.
81. All transformers, other equipment and refuse containers shall be screened from view. A plan showing this shall be reviewed and approved by the Director of Planning and Community Development.
82. All parking stalls shall be pinstriped. A minimum of two hundred fourteen (214) parking spaces shall be provided for the project.
83. Pursuant to the City's Transportation Demand Management Ordinance (Code Section 9654.4), the applicant shall show on development plans and shall provide, to the satisfaction of the City, a bulletin board, display case or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the display shall include, but is not limited to the following:
 - Current maps, routes and schedules for public transit serving the site;
 - Telephone numbers for referrals on transportation information including telephone numbers for the regional ridesharing agency and local transit operators;
 - Ridesharing promotional material supplied by commuter-oriented organizations;
 - Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
84. Racks to accommodate 9 bicycles shall be provided on the subject property, subject to review and approval by the Director of Planning and Community Development. A rack shall be provided for each building.

Conditions of Approval

Page 19 of 20

85. In the event that the applicant or future tenants seek approval of signage, a Sign Program shall be required for review and approval by the Planning Commission.
86. Prior to Grading Permit issuance, the applicant shall provide a copy of a signed and recorded agreement between the ownership of the parcels and the Santa Monica Mountain Conservancy acknowledging that the SMMC agrees to the indefinite use and maintenance of one of their adjacent parcels for the purpose of access, parking and landscaping. A request for change of the agreement by either party shall be submitted in writing to the City of Agoura Hills for review and approval prior to signature and recordation of a new agreement.
87. Prior to Grading Permit issuance, the applicant shall provide a copy of a recorded easement to be reflected on the City approved Vesting Final Parcel Map of a wildlife corridor to be preserved along the northern portion of the newly created parcel for the purpose of circulation by the wildlife traversing the parcel to access the open space parcels to the west and south of the project site. A request for change to the easements by either party shall be submitted in writing to the City of Agoura Hills for review and approval prior to signature and recordation of a new agreement.
88. Prior to Grading Permit issuance, the applicant shall provide the City of Agoura Hills proof that the necessary permits were obtained from the outside agencies with jurisdiction over the project development, including but not limited to the California Department of Transportation, the California Department of Fish and Game, and the Regional Water Quality Board.
89. The Conservancy Easement and Deed Restriction addressed in the Mitigated Negative Declaration for wildlife movement and/or habitat protection purposes shall be a requirement as stated in the mitigation measures if the applicant for any reason opts for commercial tenants that do not require an added parking easement on the Santa Monica Mountain Conservancy land.
90. The width of the wildlife corridor Conservation Easement shall be expanded (adjusted southward) to include all land located northward of the shown retaining wall on the north side of the existing building.
91. Lighting requirements shall prohibit any light shine on the northernmost row of proposed parking spaces for the new Liberty Canyon Road building after 9:00 p.m.
92. The width of the wildlife corridor at its western boundary where it touches city-owned property shall be widened to the greatest extent possible to go around the well-shielded electrical transformer without impacting the project traffic spacing that would improve the function of the wildlife corridor, as approved by the Director of Planning.
93. The applicant shall complete wildlife corridor improvements as a first phase, prior to Building Permit issuance. The improvements shall mean the removal of all structures including, but not limited to, fencing, asphalt, concrete curb, relocation of utilities equipment, grading, recontouring, berming, installation of the irrigation, and planting

and appropriate fencing and signage to the construction crew about the sensitivity of the area. The development of the wildlife corridor will occur within the delineated easement on site as well as the improvements on the Conservancy parcel to the west, in compliance with the Mitigated Negative Declaration.

94. The exterior paint color of buildings shall be approved by the Director of Planning and Community Development.

END

RESOLUTION NO. 08-1494

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, UPHOLDING THE DECISION OF THE PLANNING COMMISSION AND APPROVING VESTING TENTATIVE PARCEL MAP NO. 67397

Section I. An application was duly filed by 27489 Agoura Road, LLC, with respect to the real property located at 27489 Agoura Road (Assessor's Parcel Nos. 2064-006-006, 007, 009, 016, 018 & 019) requesting approval of a Vesting Tentative Parcel Map No. 67397 to merge six parcels into one parcel; A Public Hearing was duly held by the Planning Commission on May 1, 2008 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing on May 1, 2008. The Planning Commission approved Vesting Tentative Parcel Map 67397 on a 4-0 vote (Commissioner Rishoff absent), per Resolution No. 933.

Section II. An appeal of the Planning Commission's approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021 and Vesting Tentative Parcel Map No. 67397 was filed by the City Council on May 14, 2008 with respect to the property described in Section I hereof. A hearing on the appeal was duly held and public testimony was given on June 11, 2008 at 7:00 p.m., in the City Council chambers of the City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, California. Notice of time, date, place and purpose of the aforesaid hearing was duly given.

Section III. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section IV. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance that:

- A. The proposed vesting map is consistent with the City's General Plan in that it will assist in facilitating in-fill development within the Freeway Corridor Overlay District, provide employment and additional services useful to the community. The lot merger will help maintain coordinated maintenance of the outdoor spaces and preservation of the wildlife corridor with the development of the property.
- B. The site is physically suitable for future development in that in combining these smaller lots into one larger parcel, the proposed size will exceed the 2-acre minimum project size, and allow better coordination of the installation and maintenance of the landscaping, access between buildings, site lighting and street improvements specified in the Zoning Ordinance for the BP-OR zone.
- C. The design of the Vesting Tentative Parcel Map or proposed improvements is not likely to cause substantial environmental damage or serious public health problems. Street

improvements and on-site improvements will be required upon development of the site and the improvements will be designed per City standards and requirements. The project, with the approval of this map will improve the protected natural resource of all the lots and adjacent lots by converting under-utilized accesses into open space zones and concentrate circulation where the parcel is least environmentally sensitive.

- D. The design of the Vesting Tentative Parcel Map or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access easements and street traffic are protected for users and nearby residents. Additional easement for the animal circulation and reciprocal access agreements are also required as part of this approval.

Section V. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the City Council, the City Council finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The City Council has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program per Site Plan/Architectural Review Case No. 06-SPR-009 and Oak Tree Permit Case No. 06-OTP-021.

Section VI. Based on the aforementioned findings, the City Council hereby upholds the Planning Commission's decision and approves Vesting Tentative Parcel Map No. 67397, subject to the attached conditions, with respect to the property described in Section I hereof.

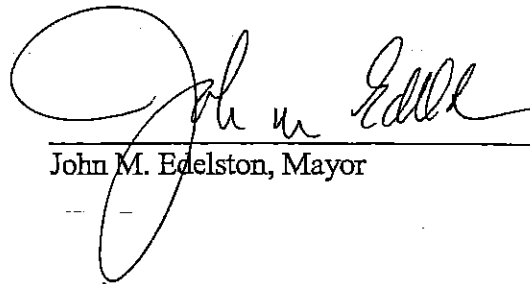
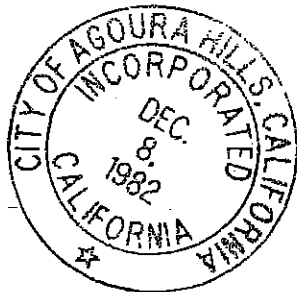
PASSED, APPROVED, and ADOPTED this 13th day of August, 2008, by the following vote to wit:

AYES: (5) Edelston, Weber, Koehler, Kuperberg, Schwarz
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

ATTEST:



Kimberly M. Rodrigues, City Clerk



John M. Edelston, Mayor

CONDITIONS OF APPROVAL
(VESTING TENTATIVE PARCEL MAP CASE NO. VTPM 67397)

STANDARD CONDITIONS

1. This decision for approval of the Vesting Tentative Parcel Map application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Vesting Tentative Parcel Map reviewed and approved by the City Council on August 13, 2008.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The approval of Vesting Tentative Parcel Map No. 67397 shall expire in two (2) years from the date of the Planning Commission approval. A written request for a one (1) year extension may be considered by the City prior to the expiration date.
7. All requirements of the City Zoning Ordinance and City Subdivision Ordinance must be met unless set forth in the Permit or on the approved Vesting Tentative Parcel Map.

END

RESOLUTION NO. 08-1495

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE CASE NO. 08-VAR-003

Section I. An application was duly filed by 27489 Agoura Road, LLC, with respect to the real property located at northwest corner of Liberty Canyon Road and Agoura Road (Assessor's Parcel Nos. 2064-006-006, 007, 009, 016, 018 & 019) requesting approval of Variance Case No. 08-VAR-003 to reduce the number of parking spaces from 214 to 198 spaces. This application for a Variance was considered in conjunction with Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021 and Vesting Tentative Parcel Map Case No. 67397 as part of an appeal to the City Council. A Public Hearing was duly held on June 11, 2008, and August 13, 2008 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California on the appeal. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section III. Pursuant to Section 9676.2.E. of the Zoning Ordinance, the City Council finds that:

- A. *Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Adding a required secondary driveway between the parking lots, while improving internal circulation has impacted the space available for parking on both pads. The pad where Building B is proposed is rather small and bordered by an oak tree grove and the pad where Building C is proposed is limited to above ground parking only due to site constraints and the required SCE easement.*
- B. *The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. This is an isolated commercial site adjacent to a residential/open space area and the reduction in parking helps retain a large oak tree and helps preserve the character of the area.*
- C. *The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The Zoning Ordinance requires more parking for medical offices than general offices. If Building C were to be occupied by general office use, there would be sufficient parking. However, Building C is proposed as medical office and will serve the local community. The reduction in parking is evenly dispersed amongst the three buildings.*
- D. *The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.*

Resolution No. 08-1495

The proposed Variance constitutes a minor reduction of 7.5% from the Code requirement. Except for this reduction in parking, the project meets or exceeds all requirements of the Zoning Ordinance. The reduction in parking is necessitated by the driveway between Buildings B and C which is intended to improve internal circulation.

- E. *The granting of the Variance will be consistent with the character of the surrounding area.* This reduction in parking helps to retain the dimensions of the wildlife movement corridor and the existing topography of the site.

Section IV. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the City Council, the City Council finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The City Council has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The City Council hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program per Site Plan/Architectural Review Case No. 06-SPR-009 and Oak Tree Permit Case No. 06-OTP-021.

Section V. Based on the aforementioned findings, the City Council hereby approves Variance Case No. 08-VAR-003, subject to the attached conditions, with respect to the property described in Section I hereof.

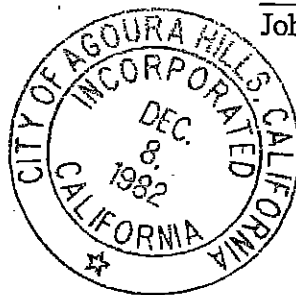
PASSED, APPROVED, and ADOPTED this 13th day of August, 2008 by the following vote to wit:

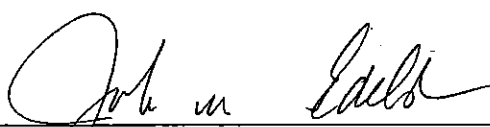
AYES: (5) Edelston, Weber, Koehler, Kuperberg, Schwarz
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

ATTEST:



Kimberly M. Rodrigues, City Clerk




John M. Edelston, Mayor

CONDITIONS OF APPROVAL (Case No. 08-VAR-003)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits (Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan) approved on August 13, 2008.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. 08-VAR-003 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. 08-VAR-003 is valid only in conjunction with Site Plan/Architectural Review Case No. 07-SPR-009, Oak Tree Permit Case No. 06-OTP-021, and Vesting Tentative Parcel Map No. 67397 and the approved Conditions of approval therein.

END



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-009
OAK TREE PERMIT CASE NO. 11-OTP-019
VARIANCE CASE NO. 11-VAR-002**

**Exhibit E:
June 11, 2008 City Council Meeting
(1st Hearing)**

- **Minutes**
- **Staff Report**
- **Project Plans**

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS CITY COUNCIL, AND THE
AGOURA HILLS REDEVELOPMENT AGENCY
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
June 11, 2008 at 7:00 p.m.

The meeting was called to order at 7:03 p.m. by Mayor Edelston.

The flag salute was led by Mayor Pro Tem Weber.

Present were: Mayor John Edelston, Mayor Pro Tem Denis Weber, Councilmember William Koehler, Councilmember Dan Kuperberg, and Councilmember Harry Schwarz.

Also Present were: City Manager Greg Ramirez, City Attorney Craig Steele, Assistant City Manager Nathan Hamburger, Assistant to the City Manager Louis Celaya, Director of Planning and Community Development Mike Kamino, Senior Planner Allison Cook, Associate Planner Valerie Darbouze, Oak Tree/Landscape Consultant Kay Greeley, Environmental Consultants Joe Powers and Sean Waslaw, City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, Director of Finance Christy Pinuelas, Director of Community Services Amy Brink, Administrative Analyst Chris Dodd, and City Clerk Kimberly Rodrigues.

REPORT OF CLOSED SESSION

City Attorney Steele reported on the two Closed Session items, pursuant to Government Code Sections 54957 and 54957.6. Direction was given to staff and no reportable action was taken.

APPROVAL OF AGENDA

On a motion by Councilmember Schwarz, second by Councilmember Kuperberg, the Agenda was approved without objection.

PUBLIC COMMENTS

There were no public comments.

PRESENTATIONS

There were no presentations.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Superintendent Dr. Donald Zimring, along with Mike Carmody, Director of Management Information Systems, Trish Paulson, Director of Educational Technology, and Mary Hamre and Jeanne Sbardellati, Teachers on Special Assignment-Technology, provided a Technology Update from the Las Virgenes Unified School District.

CONSENT CALENDAR

There were no public speakers.

On a motion by Councilmember Koehler, second by Councilmember Kuperberg, the Consent Calendar was approved 5-0.

1. Approve Minutes of the Special City Council and Redevelopment Agency FY 2008-09 Budget Workshop of May 28, 2008

ACTION: Approved 5-0

2. Approve Minutes of the Regular City Council and Redevelopment Agency Meeting of May 28, 2008

ACTION: Approved 5-0

3. Approve Demand Warrant Register No. 588

ACTION: Approved 5-0

4. Approve Treasurer's Investment Report for April 2008

ACTION: Approved 5-0

5. Approve Extension of Agreement with California Code Check to Provide Professional Plan Review and Inspection Services

ACTION: Approved 5-0

6. Approve Extension of Agreement with the County of Los Angeles to Provide Paratransit (Dial-A-Ride) Service

ACTION: Approved 5-0

**Convene the Agoura Hills Redevelopment Agency (RDA) Meeting
Without Adjourning the Agoura Hills City Council Meeting**

The meeting was called to order at 7:33 p.m. by Agency Chair Weber.

Present were: Agency Chair Denis Weber, Agency Vice Chair William Koehler, Agency Member John Edelston, Agency Member Dan Kuperberg, and Agency Member Harry Schwarz.

Also Present were: Executive Director Greg Ramirez, Agency Counsel Craig Steele, Assistant Executive Director Nathan Hamburger, Assistant to the City Manager Louis Celaya, Director of Planning and Community Development Mike Kamino, Senior Planner Allison Cook, Associate Planner Valerie Darbouze, Oak Tree/Landscape Consultant Kay Greeley, Environmental Consultants Joe Powers and Sean Waslaw, City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, Director of Finance Christy Pinuelas, Director of Community Services Amy Brink, Administrative Analyst Chris Dodd, and Agency Secretary Kimberly Rodrigues.

RDA APPROVAL OF AGENDA

On a motion by Agency Member Schwarz, second by Agency Member Kuperberg, the Agenda was approved without objection.

RDA PUBLIC COMMENTS

There were no public comments.

RDA CONSENT CALENDAR

There were no public speakers.

On a motion by Agency Member Kuperberg, second by Agency Member Schwarz, the Consent Calendar was approved 5-0.

RDA1. Approve Minutes of the Special City Council and Redevelopment Agency FY 2008-09 Budget Workshop of May 28, 2008

ACTION: Approved 5-0

RDA2. Approve Minutes of the Regular City Council and Redevelopment Agency Meeting of May 28, 2008

ACTION: Approved 5-0

RDA3. Adopt **Resolution No. 08-49**; A RESOLUTION OF THE AGOURA HILLS REDEVELOPMENT AGENCY AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND

ACTION: Approved 5-0

Chair Weber adjourned the Redevelopment Agency meeting at 7:34 p.m.

**Adjourn the Agoura Hills Redevelopment Agency (RDA) Meeting
Without Adjourning the Agoura Hills City Council Meeting**

PUBLIC HEARING/ORDINANCE

7. Conduct a Public Hearing and Introduce, Read by Title Only, and Waive Further Reading of **Ordinance No. 08-352**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, REVISING REGULATIONS APPLICABLE TO THE GRANTING OF DENSITY BONUSES AND RELATED INCENTIVES, AND AMENDING DIVISION 4., LOW AND MODERATE INCOME HOUSING PERMIT, OF PART 3 OF CHAPTER 6 OF ARTICLE IX OF THE CITY OF AGOURA HILLS MUNICIPAL CODE

Following presentation of the staff report, Mayor Edelston opened the Public Hearing.

There being no public speakers, Mayor Edelston closed the Public Hearing.

ACTION: Following discussion, the motion by Mayor Pro Tem Weber, to introduce, read by title only, and waive further reading of **Ordinance No. 08-352**, was seconded by Councilmember Schwarz, and approved on a roll call vote of 5-0.

PUBLIC HEARING/ACTION

8. Conduct a Public Hearing to Consider an Appeal of the Planning Commission's Approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021 and a Vesting Tentative Parcel Map Case No. VTPM 67397, which Allows for the Construction of a New 9,658 Square-Foot, One-Story Professional Office Building and a 20,002 Square-Foot, Two-Story Medical Office Building on a Partially Developed Site at 27489 Agoura Road; an Oak Tree Permit to Encroach into the Protected Zone of 27 Oak Trees During the Construction and to Remove 12 Oak Trees for the Proposed Development; a Vesting Tentative Parcel Map to Merge Six (6) Parcels into a Single Parcel; and a Mitigated Negative Declaration and Mitigation Monitoring Program; and to Consider the Adoption of a Resolution (Applicant: 27489 Agoura Road, LLC)

Following presentation of the staff report, Mayor Edelston opened the Public Hearing at 7:42 p.m.

City Attorney Steele announced that this hearing is somewhat unusual for city hearings in that the City Council took the action to vote to have this matter brought before the Council after the Planning Commission had made its decision. This is a course of action that is certainly available in the Municipal Code and absolutely legal, but not one that happens very often and so he wanted the public to recognize that this is something that is legal under the Code, but nonetheless unusual. The process creates the unusual situation not normally seen in an appeal hearing where, essentially, there is no appellant to give an appeal presentation because the Councilmembers have brought this matter forward to give a new hearing. So, in the procedure this evening, because this is a de novo (brand new) hearing, the City Council will be hearing from the applicant first, under the normal time constraints that the City works with in public hearings, and then, instead of having a back and forth between an appellant and an applicant, as the City would normally have, the City Council will be hearing from any member of the public who is present to testify, but the public would be subject to the normal three-minute time limit. City Attorney Steele noted, for the benefit of the record, and the benefit of the public, that the City Council has asked for this matter to be brought before the Council to hold the de novo hearing. He reminded the City Council they would be hearing all testimony with an open mind and making their decision based only on the record that is presented at the hearing this evening.

The following persons submitted written comments prior to the City Council meeting and after the distribution of the Agenda packet:

Paul Melograno and Stephanie Gootgeld, Agoura Hills
Paul Edelman, Deputy Director, Natural Resources and Planning, representing the
Santa Monica Mountains Conservancy, Malibu
Wayne Baker, Agoura Hills

The following persons submitted comment cards in opposition to the project:

Antonia M. Branch, Agoura Hills
Mary L. Deuter, Agoura Hills
Nona Harwick, Agoura Hills
Holly Phelan, Agoura Hills
Jeffrey D. Ransom, Agoura Hills

The following persons spoke on behalf of the applicant:

Michael Browsers, Behr Browsers Architects, Woodland Hills
Francisco Behr, Behr Browsers Architects, Woodland Hills

The City Council recessed at 8:58 p.m. and reconvened at 9:10 p.m.

Following the break, the applicant, Mark Spellman from Hidden Hills, spoke.

Mayor Edelston provided direction for the public comment portion of the meeting and requested persons wishing to speak to submit a Speaker's Card to the City Clerk; announced that each person would have an opportunity to be heard and be allowed three minutes to speak; noted that no time would be deferred from other speakers; requested the public to refrain from any comments, applause, or outbursts; and, introduced Los Angeles Sheriff's Department Deputies Shawn Brownell and Robert Desantis from the Malibu/Lost Hills Station.

The following persons spoke in opposition to the project:

Patrick Barry, Agoura Hills, representing the Rondell Homeowners Association
Lee Abramo, Agoura Hills, representing the Rondell Homeowners Association
Garry Coates, Agoura Hills, representing the Rondell Homeowners Association
Rachel Brenner, Agoura Hills
Steve Merriett, Agoura Hills
Penny Merriett, Agoura Hills
Muriel Latta, Agoura Hills
Randi Haim, Agoura Hills
Jim McGlothlin, Agoura Hills
Rose Topliss, Agoura Hills
Marianne Escaron, Agoura Hills
Mike Duck, Agoura Hills

The following persons spoke, in opposition, on behalf of the Liberty Canyon Homeowners Association:

Rudy C'Dealva, Agoura Hills
Rich Lawson, Agoura Hills
Andy Pavley, Agoura Hills
Andy Coradeschi, Agoura Hills
Larry Kohler, Agoura Hills (submitted a rendering)
Glenda Burnett, Agoura Hills
Joan Yacovone, Agoura Hills
Robin Morselli-Reilly, Agoura Hills
Fran Pavley, Agoura Hills
Steve Perry, Agoura Hills
Brad Cracchiola, Agoura Hills
Kathy Babylon, Agoura Hills
Carol Kohler, Agoura Hills

There being no further public speakers, Mayor Edelston closed the Public Hearing at 11:05 p.m.

The City Council recessed at 11:06 p.m. and reconvened at 11:18 p.m.

Following a discussion between the City Council and the applicant regarding a request for a continuance, Mayor Edelston reopened the Public Hearing at 12:04 a.m.

ACTION: The motion by Councilmember Kuperberg, to continue the open Public Hearing to the regular City Council meeting of August 13, 2008, was seconded by Councilmember Schwarz, and unanimously approved 5-0.

Councilmember Kuperberg and Mayor Edelston requested staff notify the interested parties of the continued public hearing, including the homeowners associations in the area.

CITY COUNCIL, STAFF COMMENTS

Councilmember Kuperberg thanked Assistant to the City Manager Louis Celaya for his assistance in preparing materials for a statewide League of California Cities presentation regarding Green City Initiatives and reported it was very well received by the attendees.

Mayor Edelston announced the Summer 2008 Concerts in the Park Series kicks off this Sunday at Chumash Park with a Beach Boys cover band, Surfin' Safari.

The City Council wished everyone a Happy Father's Day.

ADJOURNMENT


At 12:08 a.m., on a motion by Councilmember Kuperberg, second by Councilmember Koehler, the City Council unanimously consented to adjourn the meeting to 7:00 p.m., Wednesday, June 25, 2008, for a Regular Meeting of the City Council in the Council Chambers of the Civic Center with a Closed Session at 6:00 p.m. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

Kimberly M. Rodrigues, CMC
City Clerk/Agency Secretary

REPORT TO CITY COUNCIL

DATE: JUNE 11, 2008

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT *M/K*

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009, OAK TREE PERMIT CASE NO. 06-OTP-021 AND A VESTING TENTATIVE PARCEL MAP CASE NO. VTPM 67397, WHICH ALLOWS FOR THE CONSTRUCTION OF A NEW 9,658 SQUARE-FOOT, ONE-STORY PROFESSIONAL OFFICE BUILDING AND A 20,002 SQUARE-FOOT, TWO-STORY MEDICAL OFFICE BUILDING ON A PARTIALLY DEVELOPED SITE AT 27489 AGOURA ROAD; AN OAK TREE PERMIT TO ENCROACH INTO THE PROTECTED ZONE OF 27 OAK TREES DURING THE CONSTRUCTION AND TO REMOVE 12 OAK TREES FOR THE PROPOSED DEVELOPMENT; A VESTING TENTATIVE PARCEL MAP TO MERGE SIX (6) PARCELS INTO A SINGLE PARCEL; AND A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM (APPLICANT: 27489 AGOURA ROAD, LLC)

The request before the City Council is to conduct a public hearing to consider an appeal by the City Council of the Planning Commission's approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021, and Vesting Tentative Parcel Map 67397.

On May 1, 2008, the Planning Commission approved, on a 4-0 vote (one absent), a request by 27489 Agoura Road, LLC, to construct two office buildings and remodel an existing office building on a 4.18-acre site located at the northwest corner of Liberty Canyon Road and Agoura Road. Specifically, the project consisted of a 9,658 square-foot, one-story, professional office building and a 20,002 square-foot, two-story medical office building with 215 parking spaces and off-site improvements. The project requires encroaching into the protected zone of 27 oak trees, and removing 12 oak trees for the proposed construction. In addition, a Vesting Tentative Parcel Map was proposed to merge six lots into one. The Planning Commission also adopted a Mitigated Negative Declaration for the project. The Planning Commission's resolution for approval is attached.

There is a large oak tree on site located adjacent to Liberty Canyon Road. The trunk of the oak tree is located on private property, approximately three feet from the property line, with significant canopy cover over the public right-of-way. As part of the approval, the Public Works Department, in conjunction with other departments, per the General Plan Circulation Element, required the west side of Liberty Canyon Road to be widened. The ultimate design of the half-street would result in the removal of the oak tree. Removal of the oak tree as well as encroachment in the protected zone of other oak trees was analyzed in the project's Oak Tree Report. The City's Oak Tree Ordinance allows removal and encroachment as long as mitigation is provided. In this particular case, a minimum of 48 oak trees, including at least twenty-four (24) 24" and twelve (12) 36"-box size trees were required as mitigation. It should be noted that the applicant worked closely with the City's Oak Tree Consultant in minimizing impacts to all oaks including the oak adjacent to Liberty Canyon Road, but that this particular tree would sustain too great of an impact and would have to be removed. The applicant prepared studies to possibly retain that oak tree, but it was determined that any effort to save the oak would require extensive encroachment into its protected zone from grading and/or building retaining walls, thus threatening the viability of the oak tree.

The subject of widening Liberty Canyon Road was discussed extensively at the Planning Commission hearing. The Commission found that widening of Liberty Canyon Road was consistent with the General Plan and that the Commission did not have the purview to waive that requirement and, further, found that the oak tree mitigation measures were appropriate.

The current approved plans for the roadway improvements fronting Liberty Canyon Road show ultimate, master planned, street width improvements consisting of the following (measured from the centerline of Liberty Canyon Road): 8-ft half median, 34-ft paved curb-to-curb, and an 8-ft landscaped parkway totaling 50-ft of half-street right-of-way improvements. Also, per the Council's direction regarding new developments, a 5-ft meandering sidewalk extends from the northerly terminus of the existing sidewalk on Liberty Canyon and runs northward where it will connect to the curb return at the southbound 101-freeway off-ramp.

However, at a minimum, the required street improvements consist of 26-ft paved roadway (as required by the Fire Department), 5-ft curb-adjacent sidewalk, and a northbound left-turn pocket along the Liberty Canyon frontage. These improvements are being required by staff for the following critical reasons:

- 1) The Fire Department's minimum roadway standards requires 26-ft pavement in the southbound direction. However, per recent conversations with the Fire Department, they have indicated that because of the unique issues surrounding the road improvements of this site, they will make an exception (for this site only) to allow a minimum of 20-ft paved road. Even then, not widening Liberty Canyon would result in only 12-ft of paved roadway in the southbound direction, which will not meet the minimum Fire Department requirement.

- 2) Public health and safety: (a) 5-ft sidewalk is needed to prevent pedestrians desiring to walk along the Liberty Canyon frontage from entering the paved roadway, and (b) northbound left-turn

lane is needed to prevent motorists from making a dangerous U-turn movement at the interchange in order to access the northern-most building (Building "B").

This site was once approved as a 3-building office complex and was graded in anticipation of all three buildings being completed at the same time. Not all improvements were carried out and temporary paved accesses were built in the interim. This parcel is unique in that the project is located in the path of the Santa Monica Mountains wildlife movement corridor. As such, enhancement to the corridor is a long-time wish of the Santa Monica Mountains Conservancy. The wildlife corridor is identified in the City General Plan and requires a design that would be sensitive to the animals. During the review process, the applicant met with the Liberty Canyon Homeowners Association and worked closely with the Santa Monica Mountains Conservancy to incorporate a dedicated conservation easement along the northern property line that would consist of returning the temporarily paved area to a natural form and to enhance the area with appropriate landscaping. The enhanced areas on-site would connect with the permanent open space parcels owned by the Conservancy to the west. The enhancements included removing the existing asphalt driveway, parking, curbs, and retaining walls on the project site. Also proposed would be the off-site removal of an abandoned building and parking pavement. The corridor would be landscaped, irrigated and maintained by the developer until such time the plant materials would be established. In addition, the location of the building at the northeast corner of the site (Building B) was selected so as to minimize encroachment into the corridor and the oak grove that surrounds the already graded pad.

The applicant has agreed to grant a conservation easement along the northern property line with a width to be determined by the Conservancy, as well as reciprocal use and access agreement with a stipulation that the project would be maintained in such a way so as to allow wildlife movement throughout the entire site in perpetuity. The applicant would also enhance the Conservancy's parcels to the west including grading and planting in exchange for the use of a designated area for parking.

Regarding the proposed building color, for Council's consideration, the applicant has provided a color board (see Exhibit A) with two alternative colors to the one presented to the Planning Commission. As a de novo hearing, all aspects of the project are open to review. Attached for the City Council's information is a copy of the Planning Commission staff report containing further information and analysis of the project.

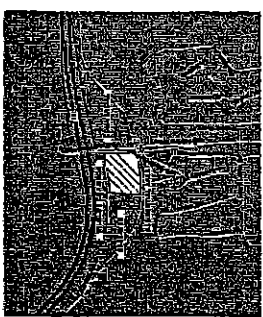
A Draft Mitigated Negative Declaration (MND) was prepared for this project. The MND concluded that although potentially significant impacts to aesthetics, biology, cultural resources, geology, and noise may occur, these impacts would be reduced to a level of less than significant with incorporation of the mitigation measures outlined in the MND. These mitigation measures included measures addressing the protection and the enhancement of the wildlife movement corridor. The Draft MND was circulated for public review from March 18, 2008 to April 17, 2008. Comments received during that public review period were responded to, and the Final MND (with the Responses to Comments and Mitigation Monitoring Program) was prepared and presented to the Planning Commission on May 1, 2008. At the hearing, the Planning Commission adopted the MND.

RECOMMENDATION

If the City Council's decision is to uphold the Planning Commission's approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021, and Vesting Tentative Parcel Map No. 67397, it is recommended that the Council adopt the attached Resolution No. 08-1482 including the conditions of approval. Adoption of the resolution would also include the City Council's adoption of the Final Mitigated Negative Declaration prepared for the project, finding that it adequately analyzes the project's environmental impacts, and adopting the proposed Mitigation Monitoring Program prepared for this project. The Council may also choose to add to or modify the findings of the resolution as well as the conditions of approval. If the Council's decision is to deny the project, staff would prepare a Resolution of Denial for the Council's adoption at the next City Council meeting.

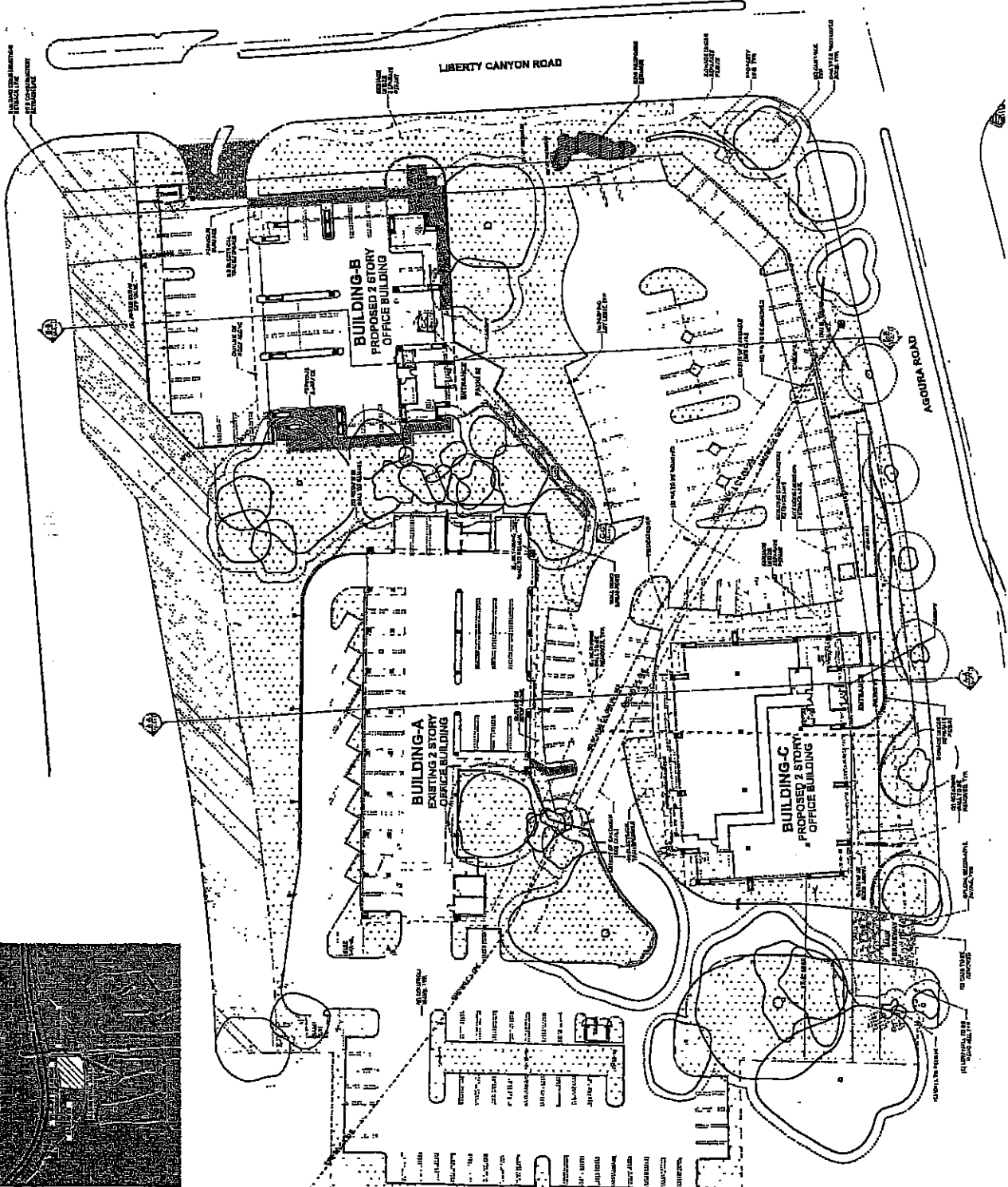
Attachments: ~~City Council Draft Resolution of Approval No. 08-1482 and Conditions of Approval, including~~
~~Mitigation Monitoring Program~~
~~Exhibit A: Color Copy of the Proposed Color Board~~
~~Exhibit B: Letters Received from the Public~~
~~Exhibit C: Reduced Copy of the Approved Project Plans~~
~~Exhibit D: Minutes of the May 1, 2008 Planning Commission Meeting~~
~~Exhibit E: Planning Commission Resolution Nos. 932 and 933 and Conditions of Approval~~
~~Exhibit F: May 1, 2008 Planning Commission Staff Report~~

VICINITY MAP



HWY 101 SB
ON RAMP

HWY 101 SB
OFF RAMP



REFERENCE SITE PLAN

A

**B E H E
B R O W N E
A R C H I T E C T S
A S S O C I A T E S**

10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112
www.brownearchitects.com

DATE: 08/15/2011
PROJECT: LIBERTY CANYON PROPOSED OFFICE EXPANSION
SHEET: 101-101-01

SHEET LIST

NO.	DESCRIPTION	DATE
1	LIBERTY CANYON PROPOSED OFFICE EXPANSION	08/15/2011
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**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

DATE: 08/15/2011
PROJECT: LIBERTY CANYON PROPOSED OFFICE EXPANSION
SHEET: 101-101-01

**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

DATE: 08/15/2011
PROJECT: LIBERTY CANYON PROPOSED OFFICE EXPANSION
SHEET: 101-101-01

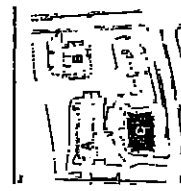


SA1001

**SEHN
BROWERS
ARCHITECTS**
ARCHITECTS

2401 N. Verdugo Avenue
July 1984
Verdugo Village
California 91222
802.474.1101
802.474.1102 Fax
and 802.474.1103
VERDUGO VILLAGE
INDUSTRIAL
INDUSTRIAL

PROJECT NO. 84-01
DATE: 7/84
SHEET NO. 1 OF 2
SCALE: 1/8" = 1'-0"



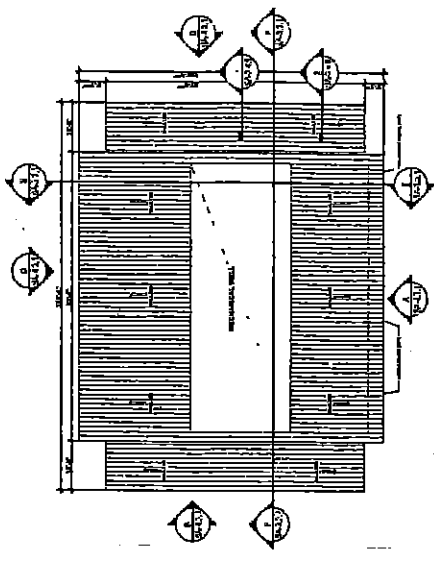
THIS IS A PRELIMINARY ARCHITECTURAL PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. THE CLIENT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

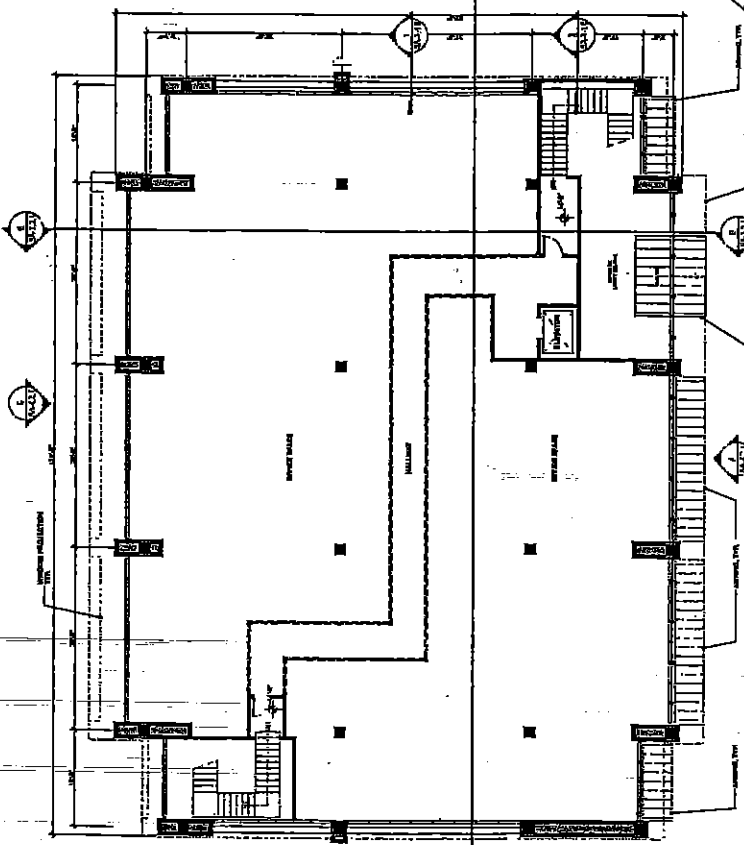
ARCHITECT: SEHN BROWERS ARCHITECTS
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**BUILDING "C"
FLOOR PLANS**

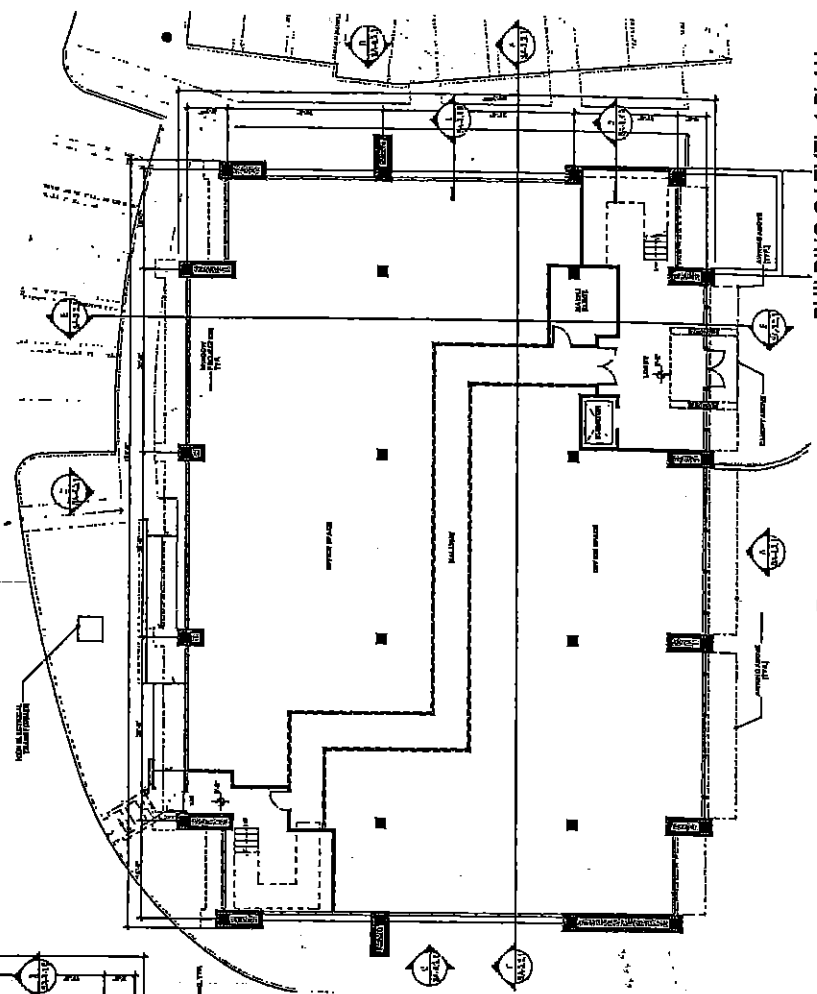
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BUILDING-C ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING-C LEVEL 2 PLAN



BUILDING-C LEVEL 1 PLAN



DATE: 7/84
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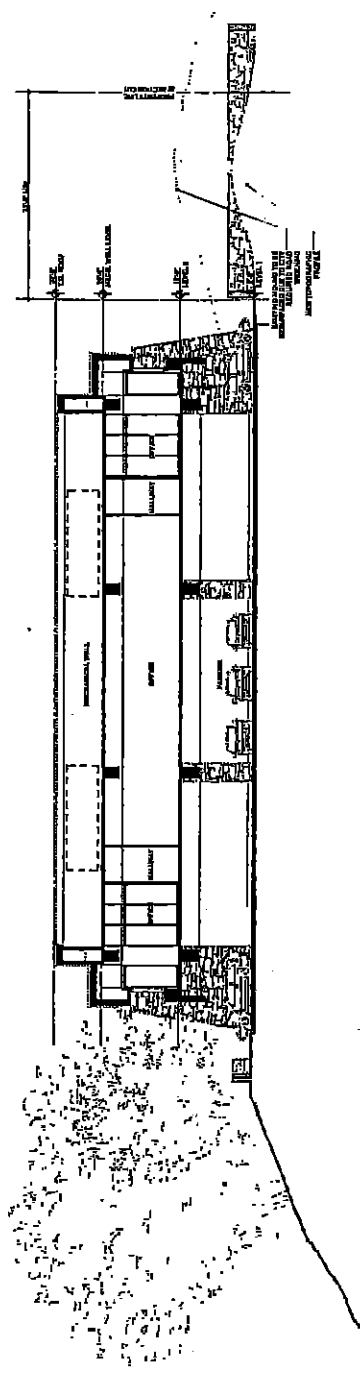
SA2201

**SEHN
BROWNE
ARCHITECTS
CONSULTANTS**

2200 North 1st Street
 Suite 100
 Phoenix, Arizona 85004
 Tel: (602) 254-1111
 Fax: (602) 254-1112

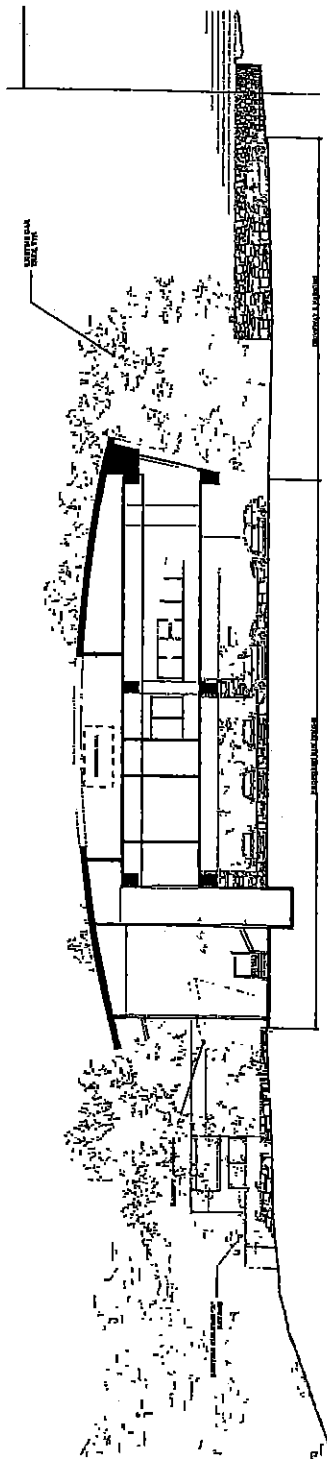
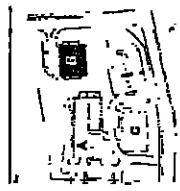
Project: Liberty Canyon
 Building 'B' Expansion
 Date: 08/15/03
 Scale: 1/8" = 1'-0"

SECTION B-B
 1. EXISTING BUILDING
 2. PROPOSED EXPANSION
 3. PROPOSED EXTERIOR FINISH
 4. PROPOSED INTERIOR FINISH
 5. PROPOSED MECHANICAL SYSTEMS
 6. PROPOSED ELECTRICAL SYSTEMS
 7. PROPOSED PLUMBING SYSTEMS
 8. PROPOSED STRUCTURAL SYSTEMS
 9. PROPOSED LANDSCAPE
 10. PROPOSED SITEWORK



BUILDING-B SECTION B-B

B



BUILDING-B SECTION A-A

A

LIBERTY CANYON
 PROPOSED OFFICE
 EXPANSION

LIBERTY CANYON
 PROPOSED OFFICE
 EXPANSION
 SECTION A-A
 SECTION B-B
 SECTION C-C
 SECTION D-D
 SECTION E-E
 SECTION F-F
 SECTION G-G
 SECTION H-H
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 SECTION K-K
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SA4101

GRADING NOTES
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CONCRETE REMOVAL NOTES
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PUBLIC UTILITIES / SERVICES

WATER	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
SEWER	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
ELECTRICITY	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
TELEPHONE	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
GAS	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
TRASH	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
RAIN	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
IRRIGATION	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
TELEVISION	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
CABLE	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
POSTAL	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012
MAIL	LA BUREAU OF WATER SERVICES, 1800 CALIFORNIA ST, LOS ANGELES, CA 90012

AGENCY NOTES
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEW STORMWATER POLLUTION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.



PRELIMINARY GRADING COVER SHEET
37488 AGOURA RD.,
AGOURA HILLS
PROJECT NO. 2084-008-007
SHEET 1 OF 4

INDEX OF DRAWINGS

DRAWING NO.	DESCRIPTION
1	COVER SHEET
2	GRADING PLAN
3	SECTION SHEET
4	SECTION SHEET
5	SECTION SHEET
6	SECTION SHEET

ESTIMATED EARTHWORK QUANTITIES

DESCRIPTION	ESTIMATED QUANTITY
EXCAVATION	
EMBANKMENT	
GRAVEL	
CONCRETE	
ASPHALT	
PAVEMENT	
MANHOLE	
WATER	
SEWER	
ELECTRICITY	
TELEPHONE	
GAS	
TRASH	
RAIN	
IRRIGATION	
TELEVISION	
CABLE	
POSTAL	
MAIL	

RECORD DRAWING STATEMENT
I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of California, certify that I am a duly Licensed Professional Engineer in the State of California, No. 14512, and have prepared the above drawings and specifications in accordance with the laws and regulations of the State of California, and I am not providing any services for or in connection with the project herein shown.

APN: 2084-008-008
2084-008-007
2084-008-009
2084-008-016
2084-008-018

CITY OF AGOURA HILLS
ENGINEER
CITY ENGINEER

AGOURA HILLS
CITY ENGINEER

AGOURA HILLS
CITY ENGINEER

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AGOURA HILLS
CITY ENGINEER

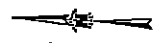
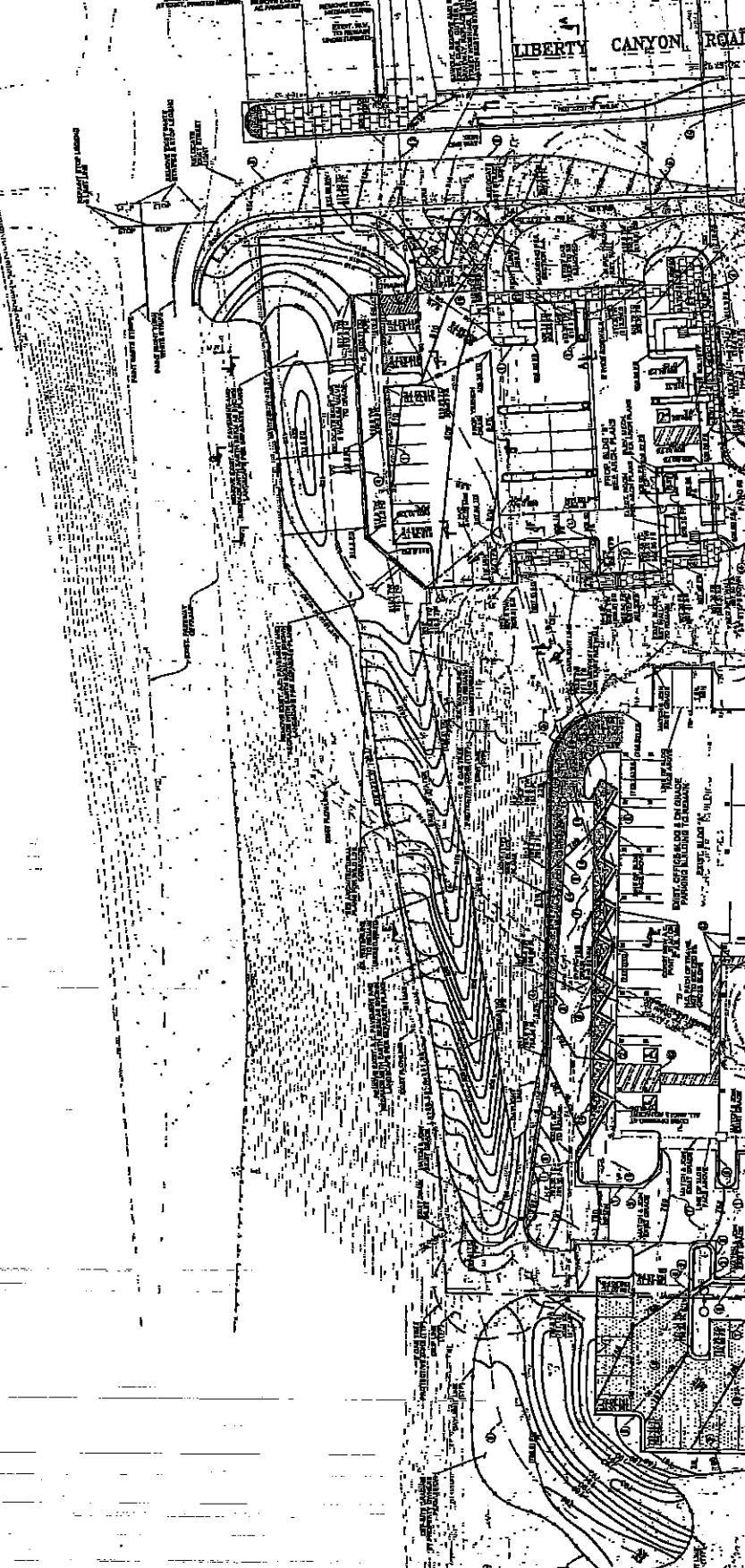
AGOURA HILLS
CITY ENGINEER

FREEMAN

VENTURA (STATE HWY. 101)

LIBERTY CANYON ROAD

SEE SHEET 2 OF 8 FOR MODIFIED LIBERTY CYN STUDY



APN:
 2084-008-008
 2084-008-007
 2084-008-009
 2084-008-018
 2084-008-019

PRELIMINARY GRADING & DRAINAGE PLAN
 27488 AGOURA RD,
 AGOURA HILLS

PROJECT NO. 15027

AGOURA HILLS

REVISION

DATE

BY

CITY ENGINEER

DATE

BY

CITY ENGINEER

DATE

BY

CITY ENGINEER

DATE

BY

CITY ENGINEER

DATE

BY

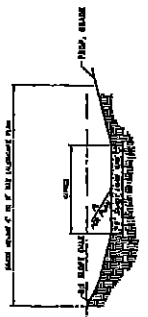
CITY ENGINEER

DATE

CONSTRUCTION LEGEND

- 1. CONSTRUCT 6" CONC. CURB
- 2. CONSTRUCT 12" CONC. SIDEWALK
- 3. CONSTRUCT 12" CONC. SIDEWALK
- 4. CONSTRUCT 12" CONC. SIDEWALK
- 5. CONSTRUCT 12" CONC. SIDEWALK
- 6. CONSTRUCT 12" CONC. SIDEWALK
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- 98. CONSTRUCT 12" CONC. SIDEWALK
- 99. CONSTRUCT 12" CONC. SIDEWALK
- 100. CONSTRUCT 12" CONC. SIDEWALK

BIO-FILTER SECTION



REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 47794
 EXPIRES 12/31/2024

DATE: 11/15/2023

BY: [Signature]

CITY ENGINEER

DATE: 11/15/2023

BY: [Signature]

CITY ENGINEER

APN:
 2084-008-008
 2084-008-007
 2084-008-009
 2084-008-018
 2084-008-018
 2084-008-018

PRELIMINARY GRADING & DRAINAGE PLAN
 27488 AGOURA RD,
 AGOURA HILLS

PROJECT NO. _____
 SHEET 1 OF 1

CITY OF AGOURA HILLS, CALIF.



APPROVED BY: _____ DATE: _____
 CITY ENGINEER

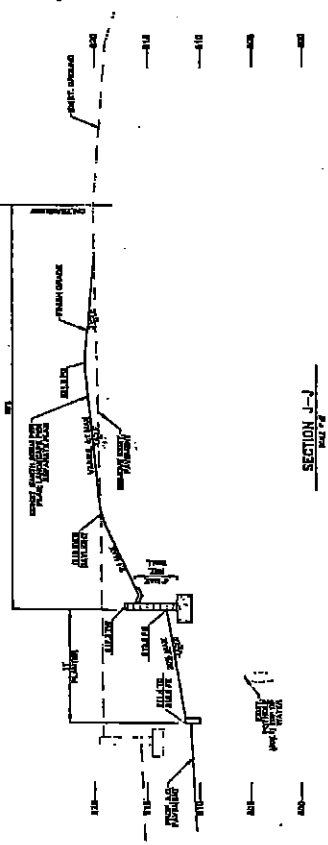
APPROVED BY: _____ DATE: _____
 CITY ENGINEER

NO.	DATE	DESCRIPTION OF CHANGE

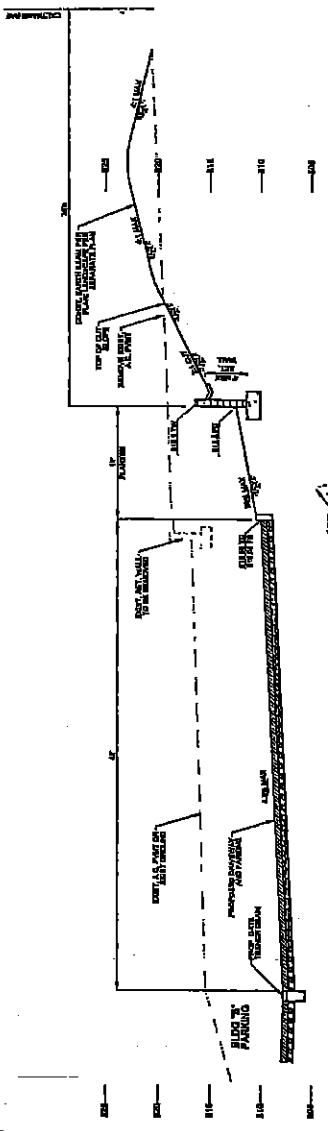
FOR 24 HR OF PLANNING DEPARTMENT REVIEW ONLY



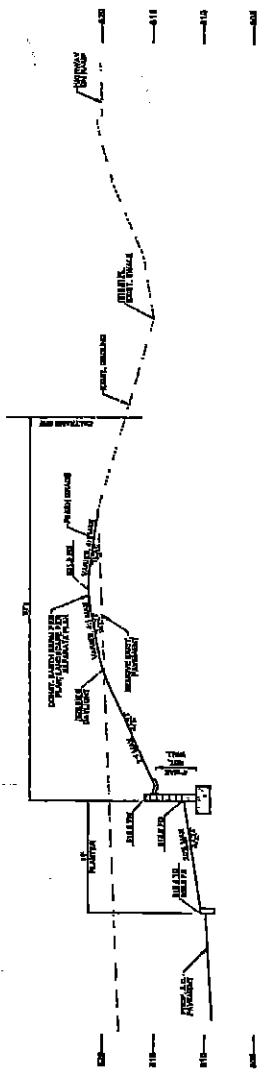
AGOURA HILLS ENGINEERING
 CALL TOLL FREE
 1-800-452-1000
 27488 AGOURA RD, SUITE 200
 AGOURA HILLS, CA 91301



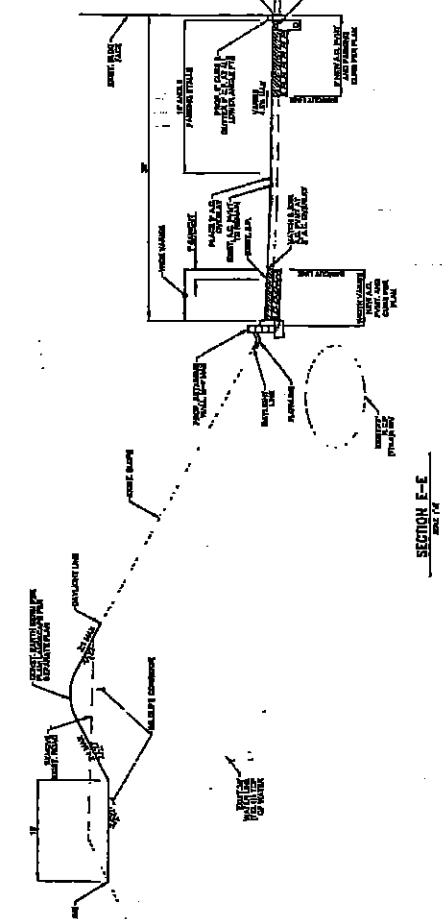
SECTION J-J
 SCALE: 1" = 20'



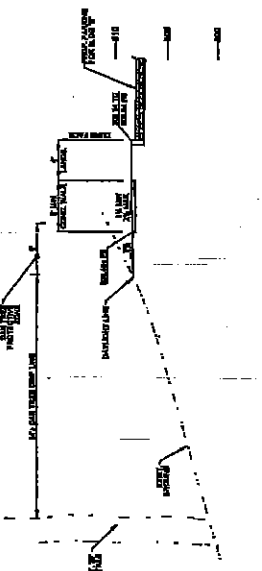
SECTION G-G
 SCALE: 1" = 20'



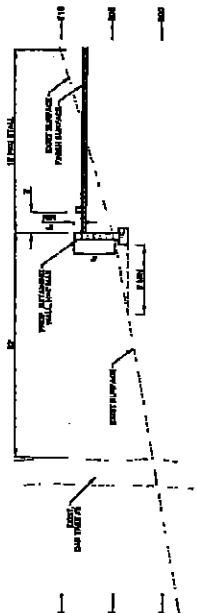
SECTION H-H
 SCALE: 1" = 20'



SECTION E-E
 SCALE: 1" = 20'



SECTION F-F
 SCALE: 1" = 20'



SECTION H-H
 SCALE: 1" = 20'



2018 REVISED BY: J. B. BROWN
 2017 REVISED BY: J. B. BROWN
 2016 REVISED BY: J. B. BROWN
 2015 REVISED BY: J. B. BROWN



CLIENT
 27481 AGOURA
 ROAD L.L.C.
 27481 AGOURA ROAD
 AGOURA HILLS, CA 91301

LIBERTY CANYON PROPOSED OFFICE EXPANSION
 27481 AGOURA ROAD
 AGOURA HILLS, CA 91301

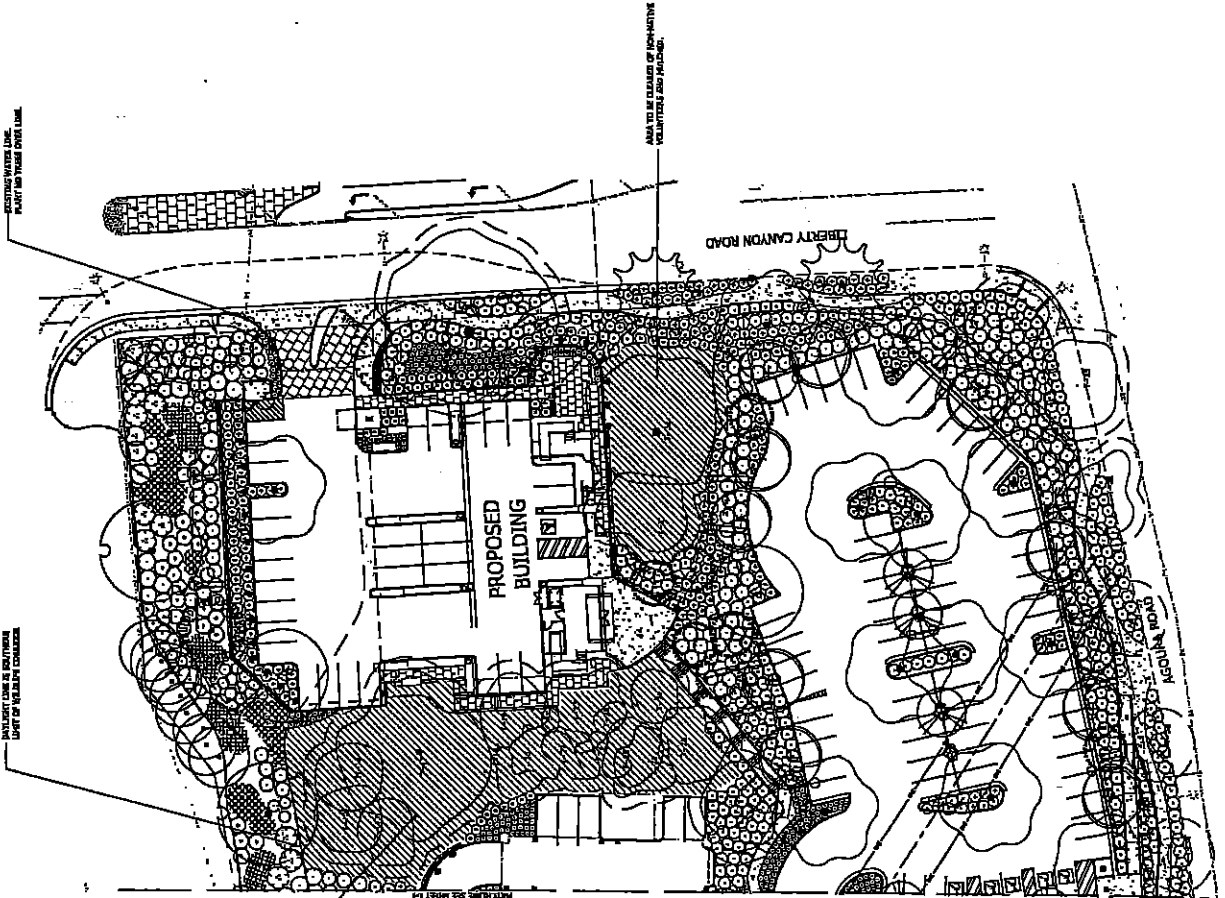
DATE: 11/09/17
 PROJECT NUMBER: 35301

LIBERTY CANYON PROPOSED OFFICE EXPANSION
 LANDSCAPE CONCEPT PLAN

L-2

PLANT SCHEDULE

SYMBOL	PLANT NAME	SIZE
	10' CALIFORNIA REDWOOD	10' CAL
	12' CALIFORNIA REDWOOD	12' CAL
	14' CALIFORNIA REDWOOD	14' CAL
	16' CALIFORNIA REDWOOD	16' CAL
	18' CALIFORNIA REDWOOD	18' CAL
	20' CALIFORNIA REDWOOD	20' CAL
	22' CALIFORNIA REDWOOD	22' CAL
	24' CALIFORNIA REDWOOD	24' CAL
	26' CALIFORNIA REDWOOD	26' CAL
	28' CALIFORNIA REDWOOD	28' CAL
	30' CALIFORNIA REDWOOD	30' CAL
	32' CALIFORNIA REDWOOD	32' CAL
	34' CALIFORNIA REDWOOD	34' CAL
	36' CALIFORNIA REDWOOD	36' CAL
	38' CALIFORNIA REDWOOD	38' CAL
	40' CALIFORNIA REDWOOD	40' CAL
	42' CALIFORNIA REDWOOD	42' CAL
	44' CALIFORNIA REDWOOD	44' CAL
	46' CALIFORNIA REDWOOD	46' CAL
	48' CALIFORNIA REDWOOD	48' CAL
	50' CALIFORNIA REDWOOD	50' CAL
	52' CALIFORNIA REDWOOD	52' CAL
	54' CALIFORNIA REDWOOD	54' CAL
	56' CALIFORNIA REDWOOD	56' CAL
	58' CALIFORNIA REDWOOD	58' CAL
	60' CALIFORNIA REDWOOD	60' CAL
	62' CALIFORNIA REDWOOD	62' CAL
	64' CALIFORNIA REDWOOD	64' CAL
	66' CALIFORNIA REDWOOD	66' CAL
	68' CALIFORNIA REDWOOD	68' CAL
	70' CALIFORNIA REDWOOD	70' CAL
	72' CALIFORNIA REDWOOD	72' CAL
	74' CALIFORNIA REDWOOD	74' CAL
	76' CALIFORNIA REDWOOD	76' CAL
	78' CALIFORNIA REDWOOD	78' CAL
	80' CALIFORNIA REDWOOD	80' CAL
	82' CALIFORNIA REDWOOD	82' CAL
	84' CALIFORNIA REDWOOD	84' CAL
	86' CALIFORNIA REDWOOD	86' CAL
	88' CALIFORNIA REDWOOD	88' CAL
	90' CALIFORNIA REDWOOD	90' CAL
	92' CALIFORNIA REDWOOD	92' CAL
	94' CALIFORNIA REDWOOD	94' CAL
	96' CALIFORNIA REDWOOD	96' CAL
	98' CALIFORNIA REDWOOD	98' CAL
	100' CALIFORNIA REDWOOD	100' CAL



SCALE 1" = 20'-0"

**BEHR
BROWERS
ARCHITECTS
INCORPORATED**

240 N. Franklin Boulevard
Suite 220
San Jose, CA 95131
Tel: 408-435-1101
www.browersarchitects.com

**ARCHITECTURE
URBAN DESIGN
INTERIORS**

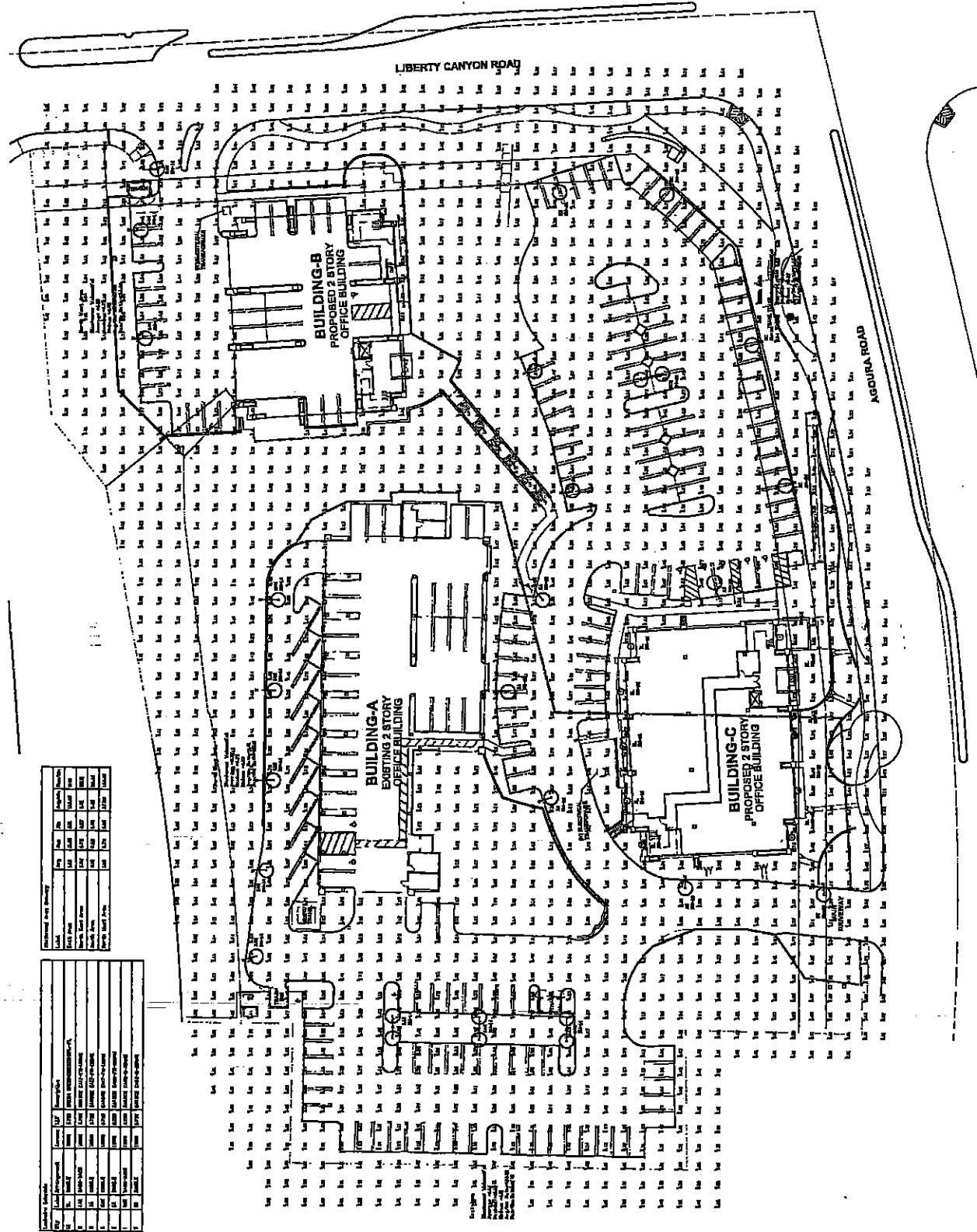
**PROXY
INCORPORATED**
1100 California Street, Suite 400
San Francisco, CA 94109
Tel: 415-774-3333
www.proxyinc.com

**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

11/15/2011
11/15/2011

**SITE
PHOTOMETRICS**

SL1002



Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
Building A	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Building B	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Building C	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Parking	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
Building A	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Building B	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Building C	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Parking	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

1 SITE PHOTOMETRICS
SCALE 1"=20'-0"



EXIST. EASEMENT LEGEND:

- 1. EASEMENT AS RECEIVED BY THE CITY OF AGOURA HILLS FOR ACCESS TO MAINTAIN PUBLIC UTILITIES.
- 2. SOUTHERN CALIFORNIA Edison CO. EASEMENT RECORDED 523289, INSTRUMENT NO. 88-481730 O.R.
- 3. 16' PUBLIC UTILITY EASEMENT PER TRACT NO 11871 & TRACT NO 11181.

NOTE:
ALL OTHER EASEMENTS PER TITLE REPORT NO VWL-2346542 (03) NOT PLOTTABLE

PROP. EASEMENT LEGEND:

- 1. 10' WIDE SIDEWALK EASEMENT TO THE CITY OF AGOURA HILLS.

- NOTE:**
1. ALL EXIST. PROPERTY LINES TO MERGE INTO 1 PARCEL.
 2. SEE SHEET 1 FOR ADDITIONAL NOTES.
 3. A ROTATION OF 0° 14' 36" NORTH-EAST FOR LOT 3 OF TRACT NO. 11181 WAS USED.

TABLE OF BEARINGS:
THE CENTERLINE OF AGOURA ROAD BEING N 75° 36' 48" E AS SHOWN ON TRACT MAP NO. 33128 RECORDED IN BOOK 1088, PAGES 64-67 OF MAPS

LEGEND:

- BOUNDARY LINE OF PARCEL A.
- EXIST EASEMENT LOCATION

EASEMENT PLOTTED PER PRELIMINARY TITLE REPORT DATED MAY 12, 2008 BY FIRST AMERICAN TITLE COMPANY.

NOTE:
THE PRELIMINARY GRADING PLAN FOR CONTOUR LINES, LOCATION OF EXISTING UTILITIES, UNDERGROUND IRRIGATION AND DRAINAGE LINES, NUMBER, LOCATION AND SIZE OF ALL EXISTING OAK TREES.

**CONTAINS 4.18± ACRES
VESTING TENTATIVE PARCEL MAP
NO. 67397**

FOR OFFICE BUILDINGS PURPOSES
IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES AND
LOT 3 OF TRACT NO. 11181, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 197
PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

JUNE 28, 2008

PREPARED BY
WESTLAND CIVIL INC.
CIVIL ENGINEER / ARCHITECT / LAND SURVEYOR
1001 W. GARDEN ST., SUITE 200, THOUSAND OAKS, CA 91320
(805) 465-1300 FAX: (805) 468-8158

